

**NORTH BAY REDEVELOPMENT
PROJECT AREA COMMITTEE
Minutes of Meeting
June 4, 2008**

The meeting was called to order at 7:35 AM by Chair Christopher Clifford. Proceedings ensued as follows:

1. ROLL CALL / PRELIMINARY MATTERS

Members present: Brian Apramian (arrived late), Bill Briggs, Chris Clifford, Gale Cole, Sam Duran, Robert Durgan, Patricia Garcia, Robert Kanters, Suhail Khalil, Clifford Myers, Christine Robinson, Andre Simpson, Kurt Sullivan, and Dorothy Surdi.

2. MINUTES OF PREVIOUS MEETINGS

Mr. Kurt Sullivan moved, Surdi seconded, to approve the April 23, 2008 PAC minutes. The PAC voted 7-0-2 (Members Kanters and Cole abstain from voting) to approve the minutes.

3. COMMUNICATIONS AND PUBLIC COMMENT

A - Public Comment

- There was no public comment.

B - Update from City Staff

- Staff reported that the Agency/Council approved the following projects:
 - Third Five-Year Implementation Plan
 - Five Points Pedestrian Improvements
 - Clairemont Drive Median Improvements
- Staff reported that the Midway/Old San Diego Community Plan Update, Five Points Traffic Calming Study, and the Storefront Improvement Project are currently being processed.
- Staff is currently reviewing two proposals for funding and anticipates bringing these items forward at our next meeting. They are:
 - Urban Corps rehabilitation of its recycle center
 - VVSD, Phase III

4. INFORMATIONAL/ACTION ITEMS

A - Nomination to the PAC, Jeff Barfield, Clairemont Mesa Planning Committee -

Mr. Kanters moved, Surdi seconded to accept the nomination of Jeff Barfield, Clairemont Mesa Planning Group representative, to the North Bay PAC. Motion passed 9-0-0. Mr. Barfield introduced himself.

B - Extension of the North Bay Project Area Committee and Annual Election - Staff

provided an overview of the purpose of extending the PAC and holding the Annual election. Ms. Surdi moved, Duran seconded to extend the PAC for another year and to hold the annual election as appropriate calendared. Motion passed 10-0-0.

C - Veterans Village of San Diego Project Update - VVSD representatives Phil

Landis and Kent Trimble provided an update on the Veterans Village of San

Diego's transitional housing project. Veterans Village is a three-phase project that consist of 320 transitional housing beds, a counseling center, a medical center, an employment center, dinning facility, and recreational facilities for homeless veterans. Members asked clarifying questions about the project.

D - Stella at Five Points – Wayne Hahn, Development Director for Constellation Property Group provided an update on the Stella at Five Points Condominium project on Hancock Street. Stella is an 85 residential condominium project with 15% affordable housing units set-aside for families earning less than 100% AMI. The project is scheduled for completion in October 2008. Currently, the Constellation Property Group is considering terminating the OPA with the Agency due to the current housing market. Currently, the market-rate units appraise for a little over \$300,000, with the affordable units priced at \$285,000. Constellation Property Group plans to change the project to rental or extended stay use and then sell the units when the market climate is better. The developer will continue to explore the potential options before formally requesting the termination of the OPA. A discussion ensued concerning the project. Staff noted that no funds have been disbursed under the OPA.

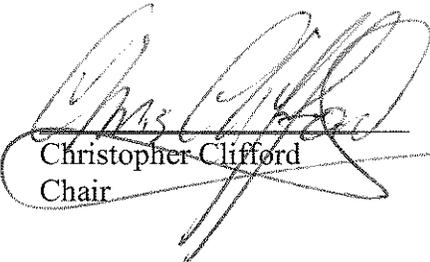
5. NEW/OLD BUSINESS

- A. Status Report on Redevelopment Agency Reorganization Work Plan – There is nothing new to report. Staff will be providing an update on the reorganization work plan to the Agency in the next few months. Staff will send out the staff report when it is available.
- B. Former PAC Member Bert Decker - Mr. Durgan announced that former PAC member Bert Decker passed away. Services will be held June 28 at Point Loma Presbyterian Church.

6. ADJOURNMENT: Mr. Kanters moved, Apramian seconded to adjourn the meeting. The meeting was adjourned at 8:45 AM

Dated: June 4, 2008
Lydia Goularte-Ruiz, Assistant Project Manager

Approved by vote of the Committee on *Nov 5*, 2008.


Christopher Clifford
Chair

Resigned

Jerry Bollinger
Secretary