

**NORTH BAY REDEVELOPMENT
PROJECT AREA COMMITTEE
Amended Minutes of Meeting
November 5, 2008**

The meeting was called to order at 7:40 AM by Chair Christopher Clifford. Proceedings ensued as follows:

1. ROLL CALL / PRELIMINARY MATTERS

Members present: Jeff Barfield, Bill Briggs, Chris Clifford, Robert Durgan, Robert Kanters, Clifford Myers, Dale Pursel, Keith Rhodes, Christine Robinson, John Sands, Kurt Sullivan, and Dorothy Surdi.

2. MINUTES OF PREVIOUS MEETINGS

Ms. Christine Robinson moved, Sullivan seconded, to approve the June 4, 2008 PAC minutes. The PAC voted 7-0-2 (Members Pursel and Sands 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

- The following individuals have resigned from the PAC:
 - Jerry Bollinger, Old Town Business/Property Owner
 - Patricia Frosio, Community Organization – Meals on Wheels
 - Suhail Khalil, Peninsula Planning Board
- North Bay PAC Election – Council will ratify the election results on Tuesday, November 18, 2008. Chris Clifford and Jeff Barfield were re-elected to the PAC. We also have two new Residential Tenants – Marilee Bankert and Nichole Denton.
- There are still seven vacancies. Five Business/Property Owner seats for Linda Vista, Mission Valley, Old Town, Peninsula, and Uptown. One residential tenant seat and one community organization seat. This does not include the two nominations for the Linda Vista Planning Group seat and the Peninsula Planning Group.
- The Midway Pacific Highway Corridor Community Plan Update process is scheduled to begin in spring 2009. Staff will send out information when it becomes available.

4. INFORMATIONAL/ACTION ITEMS

A - Nomination to the PAC, James Lester, Peninsula Planning Group - Mr. Kanters moved, Pursel seconded to accept the nomination of James Lester, Peninsula Planning Group representative, to the North Bay PAC. Motion passed 9-0-0. Mr. Lester introduced himself.

B - Representation for the Clairemont Community Sign Design Committee - As part of the Clairemont Drive Median Improvements, a community sign will be included in the median. Council representative Keith Corey is seeking a

volunteer from the PAC to be on the design committee. A discussion ensued. Members Jeff Barfield and Keith Rhodes expressed interest in serving on the committee. Mr. Jeff Barfield moved, seconded by Ms. Surdi to nominate Mr. Rhodes to represent the PAC on the Clairemont Drive Community Sign Design Committee. Motion passed 9-0-0.

C - Uptown, Greater Golden Hill, and Greater North Park Community Plan Update – Marlon Pangilinan, City Planning Staff, presented the plan to update the Uptown, Greater Golden Hill, and Greater North Park Community Plans. A discussion ensued. The funds will be used as follows: \$20,000 environmental, \$20,000 Transportation, Planning, & Engineering, and \$35,000 for Urban Design. Mr. Robert Kanters moved, Pursel seconded to recommend the contribution not to exceed \$75,000 with no additional monies to be expended on the Project. Motion passed 9-0-0.

D- Stella at Five Points – Staff provided an update on the Stella development. At the previous meeting, Wayne Hahn, Development Director for Constellation Property Group, discussed the current market conditions and that Constellation Property Group was considering terminating the OPA with the Agency. Currently, the market-rate units appraise for a little over \$300,000, with the affordable units priced at \$285,000. The developer has explored potential options and is requesting the termination of the OPA. Currently no funds have been disbursed under the OPA. Constellation Property Group plans to change the project to rental or extended stay use and then sell the units when the market climate improves. A discussion ensued concerning the project. Dale Pursel moved, Surdi seconded, to recommend terminating the OPA with Constellation Property Group for the development of Stella at Five Points. The motion passed 9-0-0.

Wayne Hahn thanked the PAC for its support and answered additional questions concerning the project.

E- Urban Corps of San Diego -- Urban Corps staff presented an 8-minute video that provided an overview of its programs. Urban Corps staff also provided an overview of its LEED Recycling Educational Center [Center] project. Urban Corps is requesting \$475,000 in funding for the construction of the Center. The Agency proposes to provide a \$250,000 forgivable loan and a \$225,000 residual receipts loan at zero interest for 20 years. The residual receipts loan will be payable by 50% of the Net Operating Income and/or by providing in-kind services to the Project Area. In-kind services value will be established by agreed upon by the Agency before the service takes place. A discussion ensued. Members asked questions concerning the type of services that will be provided, establishment of the value of the services, and potential collaboration with private businesses. It was also requested that any in-kind event that is publicize include the Redevelopment Agency and the North Bay PAC as a sponsor of the event. Ms. Christine Robinson moved, Pursel and Barfield seconded, to recommend funding for the Urban Corps LEED Recycling Educational Center in the amount of \$475,000, which will be in the form of a \$250,000 forgivable loan and a \$225,000

residual receipt loan, with an accounting of in-kind services and updates to the PAC on a quarterly basis. The motion passed 9-0-0.

[Wayne Hahn, Constellation Property Group, joined the meeting during the Urban Corps presentation and discussion.]

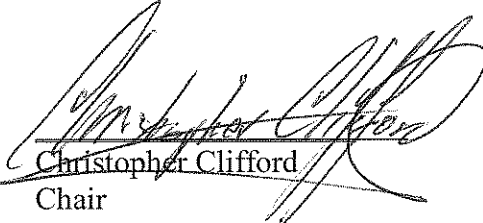
5. NEW/OLD BUSINESS

Status Report on Redevelopment Agency Reorganization Work Plan – There is nothing new to report.

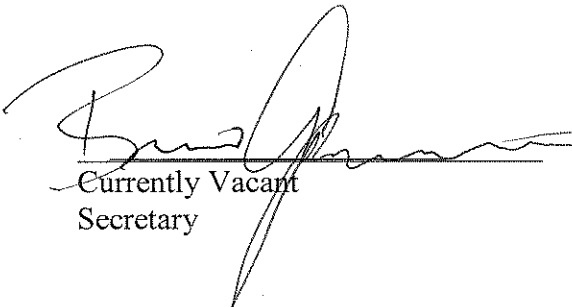
6. ADJOURNMENT: The meeting was adjourned at 9:30 AM

Dated: November 5, 2008
Lydia Goularte-Ruiz, Assistant Project Manager

Approved by vote of the Committee on _____, 2008.



Christopher Clifford
Chair



Currently Vacant
Secretary