NORTH BAY REDEVELOPMENT
PROJECT AREA COMMITTEE
Minutes of Meeting
June 3, 2009

The meeting was called to order at 7:42 AM by Chair Christopher Clifford. Proceedings ensued as follows:

1. ROLL CALL / PRELIMINARY MATTERS
   Members present: Marilee Bankert, Bill Briggs, Chris Clifford, Gale Cole, Sam Duran, Robert Durgan, Patricia Garcia, Robert Kanters, James Lester, Joe Mannino, Dale Pursel, Keith Rhodes (late), John Sands, Andre Simpson, Kurt Sullivan, and Dorothy Surdi.

2. MINUTES OF PREVIOUS MEETINGS
   Mr. Dale Pursel moved, Sullivan seconded, to approve the March 4, 2009 PAC minutes. The PAC voted 9-0-3. Members Kanters, Sands, and Mannino abstained from voting.

3. COMMUNICATIONS AND PUBLIC COMMENT

   A. Public Comment
      - Jeff Kohli, Gold's Gym Owner – Expressed concerned about the YMCA receiving public funds to expand its gymnasium. The expansion has a potential to put him out of business.
      - Joe Mannino – The PAC previously supported the YMCA's gymnasium for the benefit of the adjoining elementary school children which will also be using the gymnasium. The YMCA benefited and agreed not to increase the size of its fitness area which is the portion of the YMCA that competes with businesses.
      - Dee Olsen, YMCA Board Member, mentioned the construction contractor, Roel Construction, is located in the North Bay Redevelopment Project Area.
      - Mike Stevens, Voltaire Street Property Owner - Is interested in starting a micro business district on Voltaire /street. Voltaire Street needs public parking. Is interested in turning vacant lots into public parking.
      - Jim Sherbar – Is here to support the YMCA and the benefits it gives to the local community.
      - Joe Mannino – supports a micro district being formed.

   B. Update from City Staff
      - The following PAC members are not present today due to a conflict in their schedules. They are:
        - Dorothy Surdi, Jeff Barfield, and Clifford Myers.
      - City Staff determined that further study was needed for the Pacific Highway/Barnett Avenue Bikeway Project which was discussed at the March 5, 2008 PAC meeting.
      - The SANDAG Grant for the Mid-Coast Transit Study proposal (presented February 4, 2009) was not approved for funding.
      - Projects in Process –
        - We hope to have completed the review of the YMCA and Bayview Plaza to bring forward in September for a recommendation.
        - We have received a proposal for Morena Commons. Morena Commons is a special needs project. The developer is requesting assistance with land acquisition. We have asked for more information and are awaiting the information.

- Community member Wayne Bamford has passed. There will be a memorial service tonight starting at 6 p.m. at the Bayside Community Center.

Note: Informational and Action Items were taken out of order on the Agenda but are reported here as they were listed on the agenda.

4. INFORMATIONAL/ACTION ITEMS

A - Mission Apartments Request for Funding –Mario Turner, AMCAL Multi-Housing, presented the proposed Mission Apartments affordable family housing development. The proposed project is located at 1815-1875 Hancock Street. The developer is proposing to build 89 affordable family units with approximately 3,000 square feet of ground floor commercial. The project will provide two and three bedroom units for families earning between 30% and 50% of Area Median Income. A discussion ensured. Discussion topics included prevailing wage, rental project vs. ownership, site environmental issues, price of land, maintenance and upkeep of the project, surrounding noise level, tax increment generation, and the residential selection process. After a lengthy discussion, Mr. Joe Mannino moved, Mr. Lester seconded to table the item. The motion passed 12-1-1. Due to the project's timeline, Mrs. Cole moved, Mr. Mannino seconded, to have a special meeting in July. After a discussion of the action, Mr. Mannino called for the vote. The motion passed 14-0-0.

B - Peninsula YMCA Project – Rob Sauvajot, Peninsula YMCA Executive Director was present to provide an update on the Peninsula YMCA. Due to time constraints, Joe Mannino moved, Mr. Simpson seconded to table the YMCA presentation to the July meeting. Motion passed 13-1-0.

C - Rosecrans Corridor Mobility Study Project Working Group Representative – The Rosecrans Corridor Mobility Study is a nine-month project that aims to identify transportation improvements along Rosecrans Street from Taylor Street in North Bay (Formerly Midway) to Kellogg Street in La Playa. Councilmember Faulconer would like the PAC to nominate a representative to serve on the Project Working Group. A discussion ensured. Mr. Kanters moved, Mannino seconded to nominate Gale Cole to the Project Working Group. The motion passed 14-0-0.

D - FY10 North Bay Budget Overview & Potential LOC – Due to time constraints, Bob Kanters moved, Mrs. Cole seconded to table the Budget discussion to the next meeting. Motion passed 13-1-0. Mr. Pursel opposed.

E – PAC Renewal and Annual Election – Staff provided an overview of the purpose of extending the PAC and holding the Annual election. Mr. Mannino moved, Mr. Kanters & Mr. Pursel seconded, to extend the PAC for another year and to hold the annual election. Motion passed 13-0-0.

F – Review of PAC Members Absences – Staff provided an accounting of member's attendance. According to the by-laws, PAC members can be terminated if they have been absent from four (4) consecutive regularly scheduled meetings. Mr. Dale Pursel moved, Mr. Rhodes seconded, to excuse the absences of Mr. Mannino, Mr. Barfield, Mr. Myers, and Ms. Surdi. The motion passed 13-0-0.

G – Statement of Economic Interest – Stacy Fulhorst, San Diego Ethics Commission discussed the Statement of Economic Interest Forms 700 requirements. She informed members that they should refrain from voting on items that are within 500 feet of property they own or lease. A discussion ensured with PAC members asking various questions pertaining to the Form 700 filing.

5. NEW/OLD BUSINESS

A. Unified Port of San Diego PAC Representative – Mr. Briggs announced that he will be leaving the PAC. Ms. Candice Disney Magnus will be taking his place on the PAC. Ms. Disney Magnus is an Associate Redevelopment Planner.

6. ADJOURNMENT: Mr. Sands moved, Sullivan Seconded to adjourn the meeting. The meeting was adjourned at 9:45 AM

Dated: June 3, 2009
Lydia Goularte-Ruiz, Assistant Project Manager

Approved by vote of the Committee on , 2009.

Christopher Clifford
Chair

Brian Apramian
Secretary