

**NORTH PARK REDEVELOPMENT
PROJECT AREA COMMITTEE (PAC)
REGULAR MEETING MINUTES**

Tuesday, September 8, 2009

San Diego National Bank (6th Floor), 3180 University Avenue, San Diego, CA
92104

Comments and PAC actions relating to items on today's agenda are noted herein.

I. ROLL CALL & INTRODUCTIONS

Meeting convened at 6:05 p.m. Quorum was established.

Robert Bauer	Present	Judi O'Boyle	Present
Stephanie Cass	Present	Lachlan Oliver	Absent
Kirsten Clemons	Absent	Travis Sizer	Absent
Patrick Edwards	Present (arrived 6:08)	Robert Steppke	Present
Don Leichtling	Present	Mark Stern	Present
Roger Lewis	Present	James Tinsky	Absent

II. ADOPTION OF AGENDA

Motion (Leichtling/Steppke): *Approve agenda as presented.*

Passed (7-0-0)

III. APPROVAL OF MINUTES

Motion (Leichtling/Steppke): *Accept August minutes with following changes: 1) under "Public Comment" representative's staff name should be Nick Norvell.*

Passed (7-0-1) Cass abstaining as not present at August meeting

IV. ELECTED OFFICIALS REPORT

Travis Knowles presented District Three 3 newsletter. He spoke about the replacement of underground electrical infrastructure. He also drew attention to the AIDS walk September 27th in Balboa Park to raise funds for AIDS related non-profits. Knowles also noted city vice-dept. continues with its local El Cajon Boulevard related sweep of prostitution and also brought attention to the council office's effort on Mills Act. and historic preservation.

V. PUBLIC COMMENT

Liz Studebaker of North Park Main Street announced the groundbreaking ceremony for 'Fresh and Easy' would take place September 17th 3:00pm 32nd & University Ave. She further announced a tree planting ribbon cutting ceremony is being held at Sea Rocket Bistro on Wed. Sept. 16th at 5:00pm. Studebaker further announced that Sat. Sept. 19th is 'Coastal Cleanup' day behind with participant to meet behind the NP theater at 9:00 am. Studebaker also reminded all that the 'Taste of North Park' is taking place October 3rd.

Member of the public asked when blighting study relating to eminent domain reauthorization would be finished. Michael Lengyel of the redevelopment agency noted it would be at least another 60 days due to additional EIR requirements.

VI. CHAIR'S REPORT

Vice-chair O'Boyle had nothing to report.

VII. ACTION/DISCUSSION ITEMS

A. Policy Review: Projects considered for "Streetscape Improvement" funding

Lewis gave quick background on events leading to this PAC discussion regarding what type of projects should be considered. However, he suggested the discussion be postponed until a larger number of PAC members were in attendance.

Public Comment: None

Committee discussion: None

Motion: (Leichtling/Stern): To postpone discussion of this item until the October meeting.

Passed (8-0-0)

B. Free NP Garage Parking for SD Italian Film Festival

Lengyel (Agency) and Lewis provided the PAC with background on the efforts that have brought the San Diego Italian Film Festival to North Park in November. Lewis asked PAC to consider subsidizing parking in the parking structure on Friday night November 6th and Saturday night November 14th after 5pm. He noted film showings in the theater were free those nights and if parking garage access was free to the public he suggested the surrounding businesses should use this opportunity to promote their patrons use of the structure as well.

Public comment: None

Committee discussion: Stern asked hours of operation be re-iterated. Leichtling suggested garage utilization be noted that night.

Motion: (Leichtling/Cass): To support agency subsidization of parking in the garage on the evenings of November 6th and 14th.

Passed (8-0-0)

VIII. SUB-COMMITTEE/LIAISON REPORTS

A. Maintenance Assessment District (MAD)

Steppke reported no MAD meeting.

B. Project Area Improvements

Lewis reported for Sizer that Cal Trans representatives visited the sites with committee, city and agency staff and expressed willingness to work on achieving the project goals. Sub-committee now needs to specifically define the border where the Maintenance Assessment District (MAD) ends on Boundary Street and provide this information to Cal Trans along with more specific detail of project.

Public comment: Chevalier asked if he could be included in these sub-committee meetings. Lewis explained the constraints upon including PAC members and others not specifically assigned to ad-hoc sub-committees on their creation. Leichtling supported Chevalier's request. O'Boyle stated she understood the request but noted that the sub-committee had already been formed and expressed the importance of being consistent

in its ongoing operation to be fair to the public. Lewis explained the limitations on including the proposed area adjacent to Madison Avenue within the initial phase of the project given the MAD can not provide maintenance to areas outside of its boundaries.

C. Birch NP Theater Improvements

Lengyel stated that 'forgiveable loan' documents have been drafted regarding the PAC supported funding and they are being sent city to attorney to be reviewed before being presented to Lyric Opera San Diego (LSOD). Agency is looking now to the October agency meeting for formal approval to be considered.

Lewis noted PAC still needed to address the issue of the unaddressed portion of LOSD funding request regarding Solar Panels, (referred to as Phase II), noting a response was in order. He suggested given both the current project area bond funding limitations and the fact that the PAC is working on green/sustainability criteria for funding requests, the PAC should not fund this request at this time and take such action formally at the October meeting. O'Boyle agreed this should be an action item on the October meeting agenda.

D. North Park Community Plan Update

Steppke reported the city planner is putting together a matrix to identify additional interested parties that might better round out the committee but noted it wouldn't be ready for the upcoming North Park Planning Committee meeting. He stated it was more likely that it would be addressed at its October meeting. Steppke noted that once the matrix is finished the city will publish a formal solicitation for stakeholder participation. This will be accompanied by an application for interested citizens to respond to the city with indicating their interest in participating. Steppke noted the city was still intending to use a lottery selection process to select the non-voting stakeholder advisory group.

E. Green/Sustainability Initiatives

Stern reported the sub-committee has met and started considering establishing criteria and plans to start addressing financial aspects among other things at its next meeting.

IX. STAFF REPORTS/PROJECT UPDATES

A. Update on loss of taxable bond revenues on PAC budget and Implementation

Plan: Michael Lengyel stated the agency anticipates it will be harder to bond now as the bonding market is aware the State could potentially take future bond revenues for state use in upcoming years. Edwards asked what legal structure(s) keeps the State from continuing to take funds. The California Redevelopment Agency successfully sued the State on behalf of all local redevelopment agencies establishing that State government could not just dip into redevelopment bond funds. However the State then established a legal nexus that allows schools, specifically, to use redevelopment funds for schools within project areas. The State and school districts can then redirect funds earmarked for these schools into schools in other areas, saving State money for school spending in the process. Lengyel spoke also spoke about the 5 year project area implementation plan which includes required 2-3 year update which will be presented to PAC within the next two months

B. Parking garage and surface lot improvements: Michelle Rosenthal reported general security has been increased, with cameras being installed including visible public notification, vertical parking sign lights have been replaced on the garage, and more detailed requests for signage bids will be re-issued, (for the University Ave. and

30th St. sides of the garage), in effort to receive more uniform bids. Rosenthal also noted that garage hours have been extended along with a rates board placed outside of the entrance.

Rosenthal updated the PAC on the Garage Arts Project giving background information on what had occurred to date. Rosenthal noted the agency has since asked the city attorney if the agency could go back and talk to second artist to determine the artist's position on being paid. The attorney responded validating the legal legitimacy of the formal public selection of the preferred artist(s). The agency then approached the preferred second artist, Blair Thornley. Ms. Thornley indicated she has the time needed and the interest in doing the full project. Rosenthal noted Thornley viewed her work an opportunity to engage the public while providing North Park with a community service. Rosenthal noted the project would now go forward under the full terms of original RFQ with Ms. Thornley. PAC members expressed their support of the outcome and appreciation of the effort of Ms. Rosenthal.

C. NP Mini-Park streetscape improvements: Lengyel reported the formal funding request for design is going forward to the agency September 22nd at 2:00pm for approval. Travis Knowles asked for individual public support in the form of letters to other council members prior to this vote.

D. Eminent domain reauthorization blight analysis: Lengyel noted the agency is still pursuing the two additional studies needed including the Environmental report. Lengyel expected to bring the action item to the PAC in two to three months.

E. Other: Lengyel provided the monthly report spreadsheet (see minutes addendums) for update. Leane Marchese of 'Elder Help' provided handout regarding renovation, including of the storefront, of their home building at 4069 30th St. Specifics were addressed about Elder Help, (see addendum to minutes), regarding directed populations, activities, as well as the proposed improvements. Elder Help will be applying for redevelopment funding for these improvements. Lewis asked for a more specific breakdown of funding request relating to what CDBG funding will be when they return with their request and noted the Store Front Improvement Program. Lengyel reminded the PAC the City owns building, thus it would not qualify for SFIP funding. O'Boyle raised a concern about who would be the targeted demographic-social service that would co-lease the 30th St. building. Lengyel noted an RPF was out long ago for the Renaissance building commercial space that included management of the park site. He noted that \$300K remains available for improvements for Mental Health Associates, the planned tenant for the Renaissance space. These funds would include improvements including the community space. As senior building is being demolished eventually the idea came to consolidate senior programs in the 30th street building.

X. REQUESTS FOR NEXT AGENDA

- A.** Lyric Opera San Diego Phase II funding request formal action
- B.** Elder Help funding request
- C.** PAC discussion on appropriate 'Streetscape' improvements

XI. ADJOURNMENT

Motion (Leichtling/Cass): *To adjourn at 7:25 pm.*

Passed (7-0-0) Not voting: Steppke had left