

**CITY HEIGHTS REDEVELOPMENT
PROJECT AREA COMMITTEE MINUTES**

Monday, February 9, 2009

The members of the City Heights Project Area Committee (PAC) held their meeting at the Metro Career Center Office Building.

The following members were present:

Astrid Cybulskis	Fred Lindahl	David Taylor
Tony LoPresti	David Nelson	Joe Sciarreta
Elizabeth Tate	Patty Vaccariello	Daisy Gonzalez
Jim Varnadore	Andrea Zinko	Valentina Hernandez 6:25
David Bowen	Ellee Igo	Larry Hofreiter

The following members were absent: Juan Pablo Sanchez, Irasema Garcia, Liz Avalon, Georgette Gomez

Also Present: Melissa Garcia (Redevelopment), Karina Danek (Redevelopment), Krissy Toft (Redevelopment), and Jimmy Camacho (Redevelopment).

I. Call to Order:

The meeting was called to order at 6:05 p.m. Roll call was conducted. A quorum was established.

II. Agenda:

David Nelson motioned to approve the agenda seconded by David Taylor. Motioned passed 14-0-0.

III. Minutes:

David Nelson made a motion to amend the January 12, 2009 minutes to clarify he did not second Jim Varnadore's recommendation not to approve \$180,000 in matching funds under item V.A . David Nelson motioned to approve the January 12, 2008 minutes as amended seconded by Tony LoPresti. Motioned passed 12-0-2.

IV. Public Comment, PAC Members Comment and Staff Announcements

Public Comment

The following members of the Public made comments:

Pam Ison, District 3
Kim Nguyen and Marisa Berumen, District 7
Officer David Toss

PAC Members Comment

The following members of the PAC made public comments:

Jim Varnadore
David Bowen
Astrid Cybulskis
David Nelson

Staff Announcement

Melissa Garcia provided the following updates:

Pearson Ford Site- Price Charities is still under negotiations to purchase the Pearson Ford properties. There are some contamination issues and Price Charities is still conducting due diligence on the site.

Rescue Mission Site-The Agency is still in negotiations to purchase the Rescue Mission Site and working out the deal points with the seller.

Euclid Tower- The permit for the tower was issued February 2, 2009. The base work and installation of the bottom half of the tower will take about 3 weeks to be completed and installed; the target completion date is February 27, 2009. The top two tower pieces will take about 3 weeks to be completed and installed; the target completion date is March 20, 2009. During the week of February 23, 2009, the contractor will have a better idea about the schedule mentioned. Agency staff will continue to update the PAC.

Statement of Economic Interest- Statement of Economic Interest (Form 700) is due for PAC members on April 1, 2009. Electronic filing is available at the City Clerk's website (<http://www.sandiego.gov/city-clerk/>). If the form is submitted electronically, an original signed version must still be submitted to the City Clerk's office at 202 "C" Street, MS 2A, San Diego, CA 92101. If the form is filed electronically, the information will be saved for easier filing in subsequent years.

Krissy Toft provided the following updates:

I-15 properties- The City Attorney is currently reviewing the purchase and sale agreements for the two priority parcels located on the north side of El Cajon Boulevard and 40th Street. Agency staff anticipates taking the item to the Agency Board in early March, 2009.

Jack in the Box- The new Jack in the Box is currently under construction and is expected to be completed at the end of February 2009. Once the building currently being occupied by Jack in the Box is vacated, the Agency will take action to secure the site and immediately begin demolition to be completed by the end of March.

Karina Danek provided the following updates:

New PAC Member- The Normal Heights Planning Committee has appointed Larry Hofreiter to the City Heights PAC.

Swan Canyon Restoration- Aquatic Adventures applied for a planning grant from the Coastal Conservancy. Funding from Coastal Conservancy has been placed on hold due to the State budget. In the meantime, Aquatic Adventures will be seeking other funding sources while they receive further information from the Coastal Conservancy regarding the planning grant.

V. New Business

A. Amendment to the City Heights PAC Meeting Schedule for 2009-

Action Item- Karina Danek: The PAC was asked to make a recommendation to move the December 2009 PAC meeting to December 14 and the December 2009 Housing Subcommittee meeting to December 8. Jim Varnadore made a motion to approve the revised City Heights PAC Meeting Schedule for 2009 seconded by David Bowen. Motioned passed 14-0-0.

B. Four Alternatives for the I-15 Mid-City BRT Stations-

Information Item- Barrow Emerson, Project Manager, SANDAG and Stephen Russell, Chair of the SR-15 Work Group provided a presentation on the four standing alternatives for the I-15 Mid-City BRT Stations and included cost estimates, videos, and future studies to be conducted.

C. Neighborhood Enhancement Program- Information Item-Mary Otero and

Jay Powell, City Heights Community Development Corporation (CHCDC): Information was provided on the CHCDC's Neighborhood Enhancement Program. The Neighborhood Enhancement Coordinator is Mary Otero and her position was funded by District 3. She will work with the Zoning Investigator funded by the Agency to address vacant foreclosed properties in the City Heights Redevelopment Project Area.

D. Fourth Implementation Plan Update- Information Item- Krissy

Toft: An update was provided on the Fourth Implementation Plan Ad Hoc Committee's progress. A disclaimer was provided stating the presentation contents to be facilitated by Ellee Igo and Fred Lindahl was created by the Ad hoc Committee and the information provided represented the Ad hoc Committee's views and opinions. Ellee Igoe and Fred Lindahl proceeded with a PowerPoint presentation on Redevelopment, the Fourth Implementation Plan, and the importance of community input. A survey was handed out to the public; survey results will be used to draft the Fourth Implementation Plan.

F. FaceLift/Project C.L.E.A.N.-Action Item- Karina Danek: The PAC

was updated on the issue related to the expenses incurred by Community HousingWorks for a Fall 2008 Facelift event (FY 2009) without an executed agreement with the Redevelopment Agency. A copy of the executed agreement between the Redevelopment Agency and Community HousingWorks was distributed; the agreement was for FY 2008 for \$120,000 for two FaceLift events and Project C.L.E.A.N.. The City Attorney's office reviewed the agreement and concluded that the Fall 2008 FaceLift event (FY 2009) was performed outside the scope outlined and outside the funding committed by the Agency in the agreement. The PAC was informed that an Agency-wide Request for Proposal (RFP) will go out for a Community Enhancement Program for home improvements and community clean ups in three project areas and may include a five year agreement. A competitive process will be required since Agency staff cannot justify sole sourcing with Community HousingWorks when other organizations provide similar services. Input from the PAC was

requested for the RFP that will go out in early March. PAC members suggested criteria for the RFP. PAC members and the public shared their support for FaceLift and Project C.L.E.A.N. Jim Varnadore made a motion for the Chair of the PAC to draft a letter to the Mayor and Agency Board to authorize the \$60K reimbursement to Community HousingWorks for the fall 08 FaceLift seconded by Patty Vaccariello. Motion passed 14-0-0. Tony LoPresti made a motion for the Chair of the PAC to draft a letter to the Mayor and Agency Board to approve \$40K for a June 09 FaceLift for Community HousingWorks seconded by Valentina Hernandez. Motion passed 14-0-0. David Nelson made a motion to make the RFP project area specific and not have the RFP include all the project areas seconded by David Bowen. Motion passed 14-0-0.

VI. Chair and Subcommittee Reports

A. Chair's Report – No report.

B. Ad-hoc Committee Foreclosed Properties- The Ad hoc Committee Foreclosed properties will be meeting with Leslie Diamond, the Agency funded Zoning Investigator assigned to the City Heights Redevelopment Project Area.

C. Ad-hoc Committee Infrastructure – No report.

D. Ad-hoc Committee Fourth Implementation Plan- The next meeting will be held February 16th.

F. Housing Subcommittee – No report.

VII. Next Meeting Agenda - PAC discussion and action on next meeting's agenda.

A. Fourth Implementation Plan

VIII. Adjournment – The meeting adjourned at 8:35p.m.

(This information will be made available in alternative format upon request. To make requests for alternative format, interpreters, listening devices, or other accommodations, please contact us at least 5 days in advance. All special requests should be directed to Melissa Garcia at (619) 236-6547 or email: magarcia@saniego.gov)