

**CROSSROADS REDEVELOPMENT PROJECT AREA
PROJECT AREA COMMITTEE
- REGULAR MEETING -
FINAL - MINUTES OF THURSDAY, FEBRUARY 28, 2008**

The members of the Crossroads Project Area Committee (PAC) held their regular Meeting at the College Avenue Baptist Church, Visitor Center Building, 4747 College Avenue, San Diego, California, from 6:33 p.m. to 8:30 p.m.

Members present at Roll Call: Ali Binder (new), Adam Futo, Daniele Laman, Jose Lopez, Charles Maze, John Mireles, David Nelson, Christine Van Spronsen, and Jody Talbott [9]
Members that arrived after Roll Call: Anthony Lovio (6:38) and Kasra Movahedi (6:40) [2]
Members Not Present: James Simon [1]
Staff in Attendance: James Davies and Tracy Reed (Redevelopment Agency)
Public in Attendance: Eighteen (18) signed attendance sheet.

CALL TO ORDER: Called to order at approximately 6:33 p.m. by Jose Lopez Vice-Chair.

1. **ROLL CALL:** A quorum was established when 9 of the 12 PAC members were present. 2 members arrived after roll call. 3 positions were vacant.

2. **APPROVAL OF AGENDA:** for February 28, 2008

MOTION – **Daniele/Christine:** Approve agenda as presented; passes (8-0-1vc).

3. **APPROVAL OF MINUTES:** for January 24, 2008.

MOTION – **Daniele/Adam:** Approve minutes with revisions; passes (8-0-1vc).

4. **COMMENTS ON NON-AGENDA ITEMS:** (synopsis of comments)

Committee:

Jose: I would like to welcome Ali Binder to the PAC. Ali is the new College BID's designated representative.

Public:

Jan Riley: Read memo from Jennifer R. Finnegan, Executive Director of the College Area Economic Development Corporation (College BID) regarding the problems and issues with the current condition of the Aztec Budget Inn property/site. The main issues are securing the property (fences), transients and graffiti. These have become daily ongoing issues that are affecting the surrounding neighborhood. Pictures were passed around.

5. **REPORTS: Elected Officials, Chair, Subcommittee(s), & Agency Staff Chair –**

Jose: Read portions of the minutes from the Housing Subcommittee's meeting of February 14, 2008. The committee request that the PAC at there next meeting (March) consider recommending the Agency increase the funding per loan from the current

\$15,000 to \$20,000. The subcommittee has been told that most of the other project areas are considering such a revision to these programs.

Jody: Read portions of the minutes from the University Avenue Subcommittee's meeting of February 25, 2008. The committee requests that the PAC at their next meeting (March) consider recommending the Agency provide funding for code enforcement for the project area. The subcommittee will be providing input to the city and engineering regarding sidewalk CIP. The subcommittee was also provided with the tentative schedule for the streetlight CIP.

Tracy: We received a written request from the Aztec Inn property owner for a loan for \$285,000 to pay abatement and demolition. Staff is currently reviewing and will bring the request for assistance to PAC at next month's meeting. The request could go before the Agency in April. I have requested that engineering conduct a study of El Cajon Blvd regarding streetlights. The Chollas Triangle development team is trying to acquire the eastern portion of the site for the purpose of relocating teen challenge and constructing affordable housing. Recently I have been contacted regarding trees in front of Cutters Coffee. The landscaping for the Cutters Coffee building has not been approved. There is a conflict regarding underground utilities and planting trees within the tree wells. Development services are working with the contractor regarding alternative compliance. If you recall 20 months ago the Agency applied for a CalTrans grant in order to fund a mobility study for El Cajon Boulevard. We were informed that we did not get the grant. I believe the PAC should consider proceeding with the study without the grant. The cost for phase 1 could be up to \$350,000. This study could be included in next year's work program and discussed at a future PAC meeting.

6. **OLD BUSINESS:** (synopsis of discussions)

Discussion/Action: Draft; Crossroads 2nd Implementation Plan

Tracy: I would like to receive input, comments or suggestions from the PAC and public regarding the draft implementation plan. Since the draft plan was distributed I have been asked to convert the proposed Work Program into a Table that states how projects and programs will address blight. This is a formatting change and does not affect the purpose or objective of any program or project. The Board must adopt a new plan by June 2008.

Committee: We would like to see a final draft that has the work program in a table prior to making a recommendation.

Tracy: I will provide you with a final draft for next month's meeting.

Jose: I would like to see the public improvement objective regarding roadways include a statement to address opening of roadways.

Tracy: I believe the current language for that objective addresses that issue and the proposed language is consistent regarding engineering terms and procedures. I will discuss your suggestion with engineering.

Daniele: Could the recreational objective note the park subcommittee report. Also the business objective should indicate neighborhood associations as well as community councils.

Discussion/Action: Agency Reorganization

Tracy: The hearing date regarding proposals reorganization is tentatively March 11th. Currently the Mayor is Executive Director. The issues are the Mayor being the

Executive Director and who would select the Executive Director. There are two alternatives; The Mayor selects, Board confirms or Board to selects and appoints. In the later case the Mayor would have limited involvement. The other issue is the staffing of the Agency. Currently, staff is city employees. Agency employees could be Agency employees and not be under city rules, hiring or benefits. We are not requesting action from PAC's at this time.

Jose: Wasn't our previous recommendation was not to have a commission between the PAC and Agency Board.

Tracy: Yes. That is what has and will be reported to the Board.

James: There is a proposal to establish a technical committee to assist staff and the board such as the committee that we have regarding our affordable housing program.

7. **NEW BUSINESS:** (synopsis of discussions)

Discussion/Action – CentrePoint; 2nd Implementation Agreement

Tracy: There is a memo on the back table. The Developer has asked to extend several upcoming submittal deadlines 12-months in order to allow them additional time to secure financing and changing market. Staff is recommending most items. Staff is recommending extending the deadline regarding the completing of demolition 9-months and accelerating the completion of the wrap units. We are recommending additional language regarding conditions and operations of the site due to the extended demolition and in response to concerns about the condition of the site because of the delay. The completion of the wrap units has been accelerated in order to comply with the Replacement Housing Plan. Staff is also recommending that the Developer provide a Letter of Credit to the Agency to cover the potential costs of the replacement units. The Agency is tentatively schedule to consider the Developers request at their March 25th meeting. The Agency is seeking input, comments and a recommendation from the PAC regarding this matter.

David Kieffer: Stated the position of the Developer for making this request and the developer commitment to continue to work with the community.

Adam: What about a bond rather than a letter or credit? You need to secure the property better and address standing water on the property.

Audience: Are you seeking State funds for this project?

Laura Riebau: Can you explain process for crushing and recycling the material?

Committee: Asked some general questions regarding the current condition of the site, the recycling process and the next steps.

Tracy: Per the draft schedule of performance demolition should be completed by the end of this year.

Audience: Would the developer be willing to provide a copy of the plans for the project to the library?

MOTION – Daniele/Ali: Approve staffs recommendation to approve the Centrepoint extension (2nd Implementation Plan); passes (10-0-1vc)

Discussion – Statement of Economic Interest (SEI/Form 700), Filing:

Tracy: Time to File Statements of Economic Interest or State Form 700. City code designates everyone on the PAC as a filer. Filing comes under three categories; Assuming, Leaving and Updating. Deadline is April 1st. You are filing regarding the

previous year. You can be fined if you do not file. If you have any questions please contact the City Clerk.

Action – Revise March PAC meeting date; to Thursday, March 20, 2008:

Tracy: Staff from the Agency will not be available for the regularly PAC meeting next month because will be out of town attending a Conference. We are recommending the PAC cancel the regular meeting and schedule a special meeting for March 20th.

MOTION – **Adam/David:** Cancel regular meeting in March and schedule a special meeting for March 20th, 2008; passes (7-3 [Charles, Daniele, John] -1vc)

Discussion/Action – Proposed Agency Wide Storefront Program:

Tracy: Staff is proposing that the Board adopt an Agency wide Storefront Program. We have encountered several problems regarding the Agency providing assistance through the City program. Administering an Agency wide program will be more cost efficient. The funding for the proposed program would be 1/3 of the improvement cost and/or a maximum of \$20,000 or \$40,000. The PAC budgeted \$250,000 for such a program last year. I am seeking comments and input from the PAC regarding the Agency program and a recommendation regarding annual funding. I am recommending the PAC support the Agency proposal and if necessary the PAC can request revisions to the program in the future. If business or property owner determines that the current grant is not sufficient they can request assistance through other means (OPA). The draft program is tentatively schedule to go before the Board for approval on March 25th.

David: I can't support a Agency wide or one size fits all storefront program.

MOTION – **Adam/Anthony:** Approve proposed Agency storefront program, PAC will review program in one year, and recommends allocating \$250,000 in the annual budget for the program; passes (9-1 [David] -1vc)

8. NEXT MEETING DATES AND PRELIMINARY AGENDA ITEMS:

9. ADJOURNMENT

MOTION – **Anthony/Adam:** Adjourn meeting; passes. (10-0-1vc) @ 8:30 .p.m.

This information will be made available in alternative formats upon request.

Prepared: 03-13-08 twr

Revised: 04-03-08 twr

Draft (Final) Approved: March 20, 2008 (special meeting)
Motion was by: Daniele/Adam [as amended]

Revisions are in: *Double Underlined and Italic*
PAC vote was: 7-0-1vc