

**CITY HEIGHTS REDEVELOPMENT
PROJECT AREA COMMITTEE MEETING MINUTES
SPECIAL PAC MEETING
APRIL 27, 2005**

The members of the City Heights Project Area Committee (PAC) held their meeting at the City Heights Office Building – large conference room in parking structure from 6:06 p.m. to 9:02 p.m.

The following members were present:

Karen Bucey	Astrid Cybulskis	Richard DeHoyos
Greg Diethrich	Paulina Gillette	Kevin Hauck
David Nelson	Alfred Ilginis (6:30)	Sandra Jones (6:11)
Fred Lindahl	Thomas Mangum (left 7:49)	Mazda Mehrnaz (6:30)
David Nelson	Joe Sciarretta (6:11)	Michael Sprague
Elizabeth Tate (6:30)		

The following members were absent: Greg Diethrich, Valentina Hernandez and George Ossavou.

Also Present: Jim Laboe (Redevelopment) and Bob Kennedy (Redevelopment).

I. Call to Order: The meeting was called to order at 6:06 p.m. Roll call was conducted. A quorum was established.

II. Agenda:

M/S/UC (10-0-0, Mangum/Sprague) Motion to approve the agenda.

III. Public Comment

Jose Lopez from the Fox Canyon – Function on May 10, 2005 from 6-8p at the Fox Canyon Park located at 52 Street and University

Board Comment

James Varnadore encouraged the City to reduce the amount of paper being produced. Would it be better for the PAC to review just a summary rather than the entire DDA.

Joe Sciarretta requested a map when there is a venue change for the meeting site.

David Nelson asked City staff if there was an easier way to review the DDA can they be smaller on the City web site?

Staff Comment

Jim Lobo and Bob Kennedy report that DDA are just getting larger. Discussion followed regarding saving paper.

IV. Special Order of Business

A. City Heights Square/Retail Project DDA and deal points.

Jim Laboe reviewed the Disposition and Development Agreement for the City Heights Square Office/Rental Project.

PAC discussion. Motion to approve the DDA by Nelson/Gillette. More PAC discussion. Mangum called the question.

M/S/UC (10-4-1, Nelson/Gillette) Motion to approve the DDA of the City Heights Square Office/Retail Project.

B. Senior Housing Project (City Heights Square) DDA and deal points.

Bob Kennedy reviewed the Disposition and Development Agreement for the Senior Housing Project.

PAC discussion.

Motion to approve the DDA of the Senior Housing Project by DeHoyos with the following verbiage added “ ... set goals for local hiring percentages and require prime contractors to report regularly on their status of pursuing the goals ...”

Friendly amendment to the motion by Sprague – to make this a smoke free environment inside and outside the footprint of this project – amendment accepted by the maker of the motion.

M/S/UC (14-1-0, DeHoyos/Gillette) Motion to approve the DDA of the City Heights Square Senior Housing Project.

C. Auburn Park Housing Project DDA and deal points.

Bob Kennedy reviewed the Disposition and Development Agreement for the Auburn Park Housing Project.

PAC discussion.

Motion to approve the DDA of the Auburn Housing Project by DeHoyos with the following verbiage added “ ... set goals for local hiring percentages and require prime contractors to report regularly on their status of pursuing the goals ...”

M/S/UC (6-8-0, DeHoyos/Gillette) Motion failed to approve the DDA of the Auburn Park Housing Project.

V. Adjournment

The meeting adjourned at 9:02 p.m.