

**CITY HEIGHTS REDEVELOPMENT
PROJECT AREA COMMITTEE MEETING MINUTES
October 8, 2007**

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:

Karen Bucey	Michael Sprague 6:05	David Taylor 6:05
Rudy Burlin	Tony LoPresti	Patty Vacariello.
Astrid Cybulskis	David Nelson	Jim Varanadore
Valentina Hernandez 6:10	Aide Rodriguez	Andrea Zinko
Alfred Ilginis	Joe Sciarreta	
Fred Lindahl	Elizabeth Tate	

The following members were absent: Carl Davis, Jay Levine, and Juan Pablo Sanchez.

Also Present: Melissa Garcia (Redevelopment), Jim Davies (Redevelopment) and Pam Ison CD 3.

- I. Call to Order:** The meeting was called to order at 6:00 p.m. Roll call was conducted. A quorum was established.
- II. Agenda:**
M/S/U (13-0-1 Lopresti/Cybulskis) Motion to approve the agenda.
- III. 2007 City Heights PAC Election Candidate Forum-Information- The following candidates gave speeches:**
Andrea Zinko
David Taylor
Joe Sciarretta
Karen Bucey
Tony LoPresti
- IV. Minutes:**
M/S/A (9-0-2 Varnadore/Taylor) Motion to approve minutes from September 10, 2007.
- V. Public Comment, PAC Members Comment and Staff Announcements**

Public Comment

The following members of the Public made comments:

Vernon Wright
Linda Pennington
Pam Ison (CD 3)

PAC Member Comment

The following PAC members made public comments:

Valentina Hernandez
Alfred Ilginis
Elizabeth Tate
David Nelson
Fred Lindahl

Staff Announcement

No staff comments were made.

VI. Old Business

- A. City Heights Projects Update-Information-**Melissa Garcia gave updates on the following projects:
City Heights Paseo- ENA approved on 9/25/2007
Boulevard Marketplace- Planning to bring information forward to the Housing Subcommittee and Normal Heights Planning Committee in November for discussion on this project.
City Heights Square Office and Retail-Later discussion
City Heights Square Park-This is the last component of the City Heights Square Development.
Auburn Park-Construction should be complete in November 2007.
Euclid Tower-Still working through design with engineer.
Silverado Ballroom- Property owner is ready to begin working on an agreement to rehab the Silverado Ballroom.
- B. City Heights Line of Credit-Information-** A total of \$10 million was approved for the line of credit the approval occurred in July 2006.
- C. Vision Plan II-Action Item-**Jim Varnadore took questions on the vision plan, recommended the allocation of \$50,000 or less in redevelopment funds with a \$50,000 match from Price Charities. Melissa Garcia stated that there are two issues with the proposal to use Redevelopment Funds to pay for the Vision Plan. The first issue is that since developers are funding the studies they can influence the outcomes for their own benefit. With Price Charities extensive involvement in City Heights the Agency cannot partner with them to fund a Vision Plan. The second issue is that the Redevelopment Agency does not fund any contracts that it is not in control of. After various PAC comments, Jim Varnadore withdrew the motion.

VII. New Business

- A. First Implementation Agreement City Heights Square Office & Retail-Action Item**
The First Implementation agreement will be brought forward for Agency approval on October 30, 2007. There is currently a DDA with Price Charities for City Heights Square. The closing date for the developer was June 1, 2007; the Agency has extended the schedule for a period of two years with the developer. Melissa Garcia further explained that there will be two more amendments to the Agreement along with the schedule change; the

developer will advance \$3 million to the agency for the acquisition and relocation of Jack in the Box and the third amendment will have the Jack in the Box parcel reappraised. David Nelson commented that Price Charities might not be an entity ten years from now, we can't regulate use with a grant deed. Fred Lindahl stated that what was envisioned years ago is very different then the project that is here today, the PAC needs to be brought up to speed with this project. M/S/U (15/0/0 Nelson/Cybulskis) motion to recommend the three amendments to the First Implementation Agreement.

B. City Heights Square-Information Item-Presentation by Richard Juarez. This item will be on the Planning Commission Agenda on October 18, 2007 what is proposed in the amendment is to replace current office building with residential. Rich Juarez explained that this is not an office market we cannot get tenants to pay what it costs to rent a building. The only other option is leaving the lot vacant which will not contribute to the revitalization of City Heights. Fred Lindahl expressed concern with the market, maybe condos will not work. David Nelson wanted to know if this project would really benefit City Heights.

C. City Heights FY 2007 Tax Increment-Information- Melissa Garcia informed the PAC that the City Heights Redevelopment Project area generated \$12.6 million in FY 2007.

VIII. Chair and Subcommittee Reports

A. Chair's Report- Report from Karen Bucey.

B. Housing Subcommittee- The housing subcommittee did not meet in November.

IX. Next Meeting Agenda- PAC discussion on next meeting's agenda

X. Adjournment -The meeting adjourned at 9:10 p.m.