

**CITY HEIGHTS REDEVELOPMENT  
PROJECT AREA COMMITTEE MEETING MINUTES  
April 14, 2008**

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:

David Bowen	Torr Melling	Jim Varnadore
Karen Bucey	David Nelson	Andrea Zinko
Astrid Cybulskis	Juan Pablo Sanchez	
Valentina Hernandez	Joe Sciarretta	
Fred Lindahl	Elizabeth Tate	
Tony LoPresti	Patty Vaccariello	

The following members were absent: Rudy Burlin, Jay Levine, Aide Rodriguez, Michael Sprague and David Taylor.

Also Present: Melissa Garcia (Redevelopment), Kenia Rivera (Redevelopment).

- I. Call to Order:** The meeting was called to order at 6:09 p.m. Roll call was conducted. A quorum was established.
- II. Agenda:**  
Tony LoPresti motioned to approve the agenda as amended seconded by Astrid Cybulskis motion passed 13-0-0.
- III. Minutes:**  
David Bowen motioned to approve minutes from March 10, 2008 seconded by Astrid Cybulskis. Motion passed 12-0-1.
- IV. Public Comment, PAC Members Comment and Staff Announcements**

**Public Comment**

**The following members of the Public made comments:**

Sonia Vargas-Aquatic Adventures  
Cynthia Escala  
Pam Ison-CD3

**PAC Member Comment**

**The following members of the PAC made public comments:**

Elizabeth Tate  
Patty Vaccariello  
Fred Lindahl  
David Bowen  
Tony LoPresti  
Torr Melling  
Valentina Hernandez

### **Staff Announcement**

Melissa Garcia informed the PAC to make sure their form 700 is filed. The deadline for submittal to the City Clerk's Office was April 1, 2008. Melissa also mentioned that the property owners of the original Pilot Village footprint were noticed that the Redevelopment Agency will not be issuing an RFP for the project.

## **V. New Business**

**A. Azalea Park Expansion Request-Action Item**-Presentation by Todd Schmit, Park and Recreation. Funds have been identified through Park and Recreation to purchase a .35 acre parcel adjacent to Azalea Park. Request for PAC approval to turf and irrigate the .35 acre parcel once it has been acquired by the City. The total cost for the turf and irrigation is \$210,000. Discussion arose from the PAC regarding the need for this particular park to be expanded. There was also discussion about needed funds for the Home Avenue Park. David Nelson motioned to approve the support of \$210,000 in Redevelopment funds for the irrigation and installation of turf seconded by Astrid Cybulskis. Tony LoPresti added a friendly amendment for a breakdown of all the costs. Motion failed 7-7-0.

**B. City Heights Farmers Market-Action Item**-Presentation by about a proposed Farmer's Market in City Heights. Representatives were seeking a letter of support from the PAC to assist in their efforts to obtain the necessary permits to establish a Farmers Market in the City Heights Urban Village. The benefits of a Farmer's Market in City Heights were explained to the PAC. The Farmer's Market hopes to launch on June 7, 2008. Tony LoPresti commended the Farmer's Market group for their efforts in trying to bring about a Farmer's Market to City Heights. Tony LoPresti motioned for the PAC to sign on to a letter of support seconded by Patty Vaccariello. Motion passed 14-0-0.

**C. San Diego Rescue Mission Site-Action Item**-Melissa Garcia explained that the Agency is seeking a recommendation from the PAC to continue to conduct due diligence and negotiate with representatives from the San Diego Rescue Mission site for the purchase of the site located at 5150 University Ave. The site is located on the Northwest side of University Ave directly across from Auburn Park Apts. John Sudderman representative for the Rescue Mission site told the PAC that it is not necessary for them to be located in City Heights and that they may be looking into a location closer to downtown. David Nelson informed the PAC that the Housing Subcommittee discussed this item at their April meeting and they recommend the Agency continue to negotiate with the representatives from the Rescue Mission Site. With a recommendation from the Housing Subcommittee

motion passed 14-0-0.

**D. City Heights Streetlights-Action Item-**Melissa Garcia explained to the PAC that under the City Heights Office and Townhomes Disposition and Development Agreement there was a balance of \$95,783 that the Agency asserted Price Charities was accountable for. Price Charities disputed the charges and the outstanding balance were ultimately sent to the City's collection division. At this time, Price Charities and the Agency wish to resolve the dispute and have reached an Agreement and that Price will pay the entire amount owed to the Agency under the condition that the money go towards the installation of streetlights in City Heights. A list of the locations for the streetlights was provided to the PAC. PAC members had questions about the locations of the streetlights. The PAC was informed the locations of the lights were chosen from an Engineering list of needed street lights in City Heights. Fred Lindahl requested a map be presented to the PAC that showcases where the streetlights that will be installed and where the existing streetlights are located. Discussion emerged from the PAC regarding style of streetlights that will be installed. Jim Varnadore made a motion to continue the item to the May PAC meeting, seconded by Valentina Hernandez. Motion fails 7-7-0. Tony LoPresti motioned to conditionally approve the funds of \$95,783 from Price Charities subject to the approval of location and style at the next PAC meeting. Motion seconded by Astrid Cybulskis. Motion passes 8-6-0.

**E. Project Area Draft Budget-Information Item-**Melissa Garcia gave an update on the City Heights Project Area budget and took questions from members of the PAC. A discussion ensued and the PAC requested the budget document be revised and presented at the next meeting.

## **VI. Old Business**

**A. Storefront Improvement Program Guidelines-Action Item-** Melissa explained the proposal to create a separate program from the City's SIP program because redevelopment funds have strict guidelines as to how they are to be used. All projects with a total project cost under \$15K would use the City's SIP and would be subject to less stringent requirements. All projects with total project cost over \$15K would use only Agency funds with a maximum rebate for a single storefront up to \$20K (for a total project cost of \$60K). The Agency "rebate" would be in the form of a forgivable loan. The loan would be forgiven over a 5 year term in increments of 20%. If the owner of the building sells the prior to end of the 5<sup>th</sup> year the pro rate share of the loan would become due and payable to the Agency. Tony LoPresti motioned to establish an adhoc committee to review the Storefront Improvement Guidelines and have them report back to the PAC seconded by David Bowen. Motion passed 13-0-0.

**B. City Heights Bus Shelters Update-Information Item-** In November 2007 the City Heights PAC recommended approval of funds in the amount of \$142,000 for the installation of bus benches and shelters along University Ave. The City Attorney has determined that prevailing wage will have to be applied to the installation of the bus benches and shelters. Enrique explained to the PAC that due to prevailing wage being added to the costs of the bus shelters the number of bus shelters had to be reduced from 20 to 18. Jim Varnadore asked to bring back the bus shelters as an

action item for the May PAC meeting to provide additional funding for the 20 bus shelters and benches.

**C. Redevelopment Agency Restructuring-**Melissa Garcia explained to the PAC the proposed staff recommendations regarding the Redevelopment Agency Restructuring. The staff report regarding the Agency restructuring was provided to the PAC. The PAC came to a consensus on the following comments to be submitted to the Agency Board:

1. No technical Advisory Committee
2. Memorialize PAC's with substantial housing.
3. PAC to review and comment on projected and actual budgets within Project Area.
4. Council to appoint Executive Director (Mayor retains one vote)
5. If there is a technical advisory committee, then it should be fully defined, the role should be distinct from the PAC, it should not advise on area specific issues, and it should be a resource to the PAC.
6. The Mayor and Executive Director should not have veto power over PAC member elections.

**VII. Chair and Subcommittee Reports**

**A. Chair's Report-**No report.

**B. Housing Subcommittee-**David Nelson gave a report to the PAC regarding the April Housing Subcommittee meeting. The committee discussed the Rescue Mission Site, along with vacant properties in City Heights and possible redevelopment assistance.

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

- A.** Project Area Budget
- B.** Map of Streetlight Locations
- C.** Vacant Properties in City Heights
- D.** City Heights Bus Shelters
- E.** All Area Project Update

**IX. Adjournment -**The meeting adjourned at 9:30 p.m.