

**CITY HEIGHTS REDEVELOPMENT  
PROJECT AREA COMMITTEE MINUTES  
Monday, July 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	Karen Bucey	Astrid Cybulskis
Valentina Hernandez	Tony LoPresti	David Nelson
Joe Sciarreta	David Taylor 6:18	Jim Varnadore

The following members were absent: Fred Lindahl, Rudy Burlin, Juan Pablo Sanchez, Elizabeth Tate, Patty Vaccariello, Andrea Zinko.

Also Present: Melissa Garcia (Redevelopment) and Karina Danek (Redevelopment).

- I. Call to Order:** The meeting was called to order at 6:15 p.m. Roll call was conducted. A quorum was established.
- II. Agenda:**  
Jim Varnadore motioned to approve the agenda, seconded by David Nelson. Motioned passed 9-0-0.
- III. Minutes:**  
Tony LoPresti motioned to approve the minutes from June 9, 2008 seconded by Astrid Cybulskis. Motioned passed 8-0-1.
- IV. Public Comment, PAC Members Comment and Staff Announcements**

**Public Comment**

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

Kathy Evans-Calderwood

**PAC Members Comment**

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

Tony LoPresti  
David Bowen  
Astrid Cybulskis  
David Nelson  
Valentina Hernandez  
Joe Sciarreta  
Jim Varnadore

**Staff Announcement**

Melissa Garcia provided the following updates:

San Diego Rescue Mission Site: There was a fire at the San Diego Rescue

Mission Site. Damages were confined to the warehouse building and owners are currently evaluating their options with the insurance adjusters; the Agency is still interested in purchasing the site.

Euclid Tower: The permit has been issued for the base work of the Tower. Construction for the base will begin tomorrow and should be completed in a couple of weeks. An additional permit will be required for the Tower portion and drawings are currently with DSD; this process could take 2 months. The PAC will be continually updated on the progress of the project.

I-15 Parcels: Real Estate Assets wants to review the Phase II's prior to considering whether they will split remediation cost estimates with the Agency. Once this is resolved, the two priority parcels will be taken before the Agency for purchase. The remaining three properties need Phase II's to be conducted; the Agency is obtaining contracts with environmental consultants for the Phase II work. Agency staff will consider the purchases of the remaining three parcels once the full extent of the contamination for each parcel is understood. The Agency board with recommendation from the PAC will have ultimately decide which parcels to purchase.

Redevelopment Agency Restructuring: Janice Weinrick is currently researching employee benefit packages and has met wit CCDC and SEDC to obtain additional information. It is unclear as to when the Agency board will consider the restructuring item. The goal as stated by Council President Peters was to consider the item in November 2008.

Code Enforcement Office: It may be possible to fund a Code Enforcement Officer for the foreclosure response in City Heights. The approximate cost is \$95,000 per year for salary and benefits (1 year commitment will be required). The Crossroads Redevelopment Project Area is also considering funding such a position; there is a potential to split the cost and time between the two project areas.

Metro Career Center: A charter school has signed a lease to use the first and second floors in the Metro Career Center. The Meeting Room space may be moved to the third floor or the PAC may be required to look for a new meeting room. Staff will be obtaining more information on this item.

## V. New Business

**A. New PAC Member Appointments for Open Seats-Action Item-** The PAC was asked to recommend appointments for two (2) Residential Owner-Occupants, one (1) Residential Tenant, and one (1) Community Organization At-Large vacant seats. All appointed members will be up for election in October. Candidates Travis Knowles (candidate for Resident Owner – Occupant) and Irasema Garcia (candidate for Community Organization At-Large) gave short speeches, and a letter was read out loud on behalf of Carl Davis (candidate for Resident Tenant), who was not present. Kevin Modesto submitted a registration form for the Residential Owner-Occupant category but was not present. Valentina Hernandez motioned, seconded by David Taylor, to recommend appointment of all four candidates. Jim Varnadore

motioned to sever and approve each candidate separately, seconded by David Nelson. Motion passed 7-2-0. Toni LoPresti motioned to approve the appointment of Travis Knowles to the PAC as a Resident Owner-Occupant, seconded by David Taylor. Motion passed 9-0-0. David Nelson motioned to approve the appointment of Irasema Garcia to the PAC as a Community Organization At-Large representative, seconded by Valentina Hernandez. Motion passed 9-0-0. David Taylor motioned to approve the appointment of Carl Davis to the PAC as a Resident Tenant, seconded by Astrid Cybulskis. Motion passed 8-1-0. Valentina Hernandez motioned to approve the appointment of Kevin Modesto to the PAC as a Resident Owner-Occupant, seconded by David Bowen. Motion failed 4-4-1. Irasema Garcia and Travis Knowles joined the PAC board and participated in the remaining portion of the meeting.

**B. City Heights PAC Extension and Authorization for 2008 PAC Election- Action Item-** The PAC was asked to recommend to the City Council to:

1. Extend the City Heights PAC for one (1) year, and;
2. Authorize the 2008 City Heights PAC election

Agency must vote to extend the PAC for another year and authorize the PAC Elections. Recommendation will be taken to the Agency on September 2, 2008. Jim Varnadore motioned to recommend to the City Council to extend the PAC for (1) year and authorize the 2008 City Heights PAC election, seconded by David Nelson. Motion passed 8-0-3. An Election Subcommittee comprised of Toni LoPresti as Chair, David Taylor, and David Bowen will present to the PAC the date/time of the 2008 PAC election.

**VI. Old Business**

- A. Second Implementation Agreement to the Disposition and Development Agreement (DDA) for City Heights Square- Possible Action Item-** Melissa Garcia- The key terms to the Second Implementation Agreement to the DDA for the City Heights Square Project with City Heights Realty, LLC were presented to the PAC. A table was provided that summarized the key terms from the original DDA, the First Implementation Agreement and the Proposed Second Implementation Agreement. PAC members had questions regarding the project and the changes to the DDA. Melissa mentioned there is time in August and September for the APC to take action on this item but the final draft of the Second Implementation Agreement will not be made public until one week before the Agency meeting. Jim Varnadore motioned to recommend the key terms as presented; that the property be appraised "to its highest and best use"; that the exact language for the property tax exemption be e-mailed out to PAC members for review; and that the draft DDA be brought back to the PAC for formal action after the matters above are completed and after staff has completed its own recommendation, seconded by Astrid Cybulskis. Motion passed 11-0-0.

**VII. Chair and Subcommittee Reports**

- A. Chair's Report-** No report.
- B. Ad-hoc Committee Foreclosed Properties-** A final meeting will be held at Price on July 23, 2008 10am-12pm.

**C. Housing Subcommittee** – The Housing Subcommittee did not meet in July.

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

- A. Second Implementation Agreement to the DDA for City Heights Square
- B. City Heights Redevelopment Housing Rehabilitation Loan Program Guidelines
- C. PAC Member Absences
- D. Election Subcommittee Report

**IX. Adjournment** – The meeting adjourned at 8:20 p.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@sandiego.gov](mailto:magarcia@sandiego.gov))*