

**CITY HEIGHTS REDEVELOPMENT
PROJECT AREA COMMITTEE MINUTES
Monday, September 8, 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	Valentina Hernandez 6:30
Tony Lopresti	David Nelson	Juan Pablo Sanchez
Patty Vaccariello	Jim Varnadore	Andrea Zinko
Irasema Garcia	Carl Davis 6:35	Astrid Cybulskis

The following members were absent: Rudy Berlin, Fred Lindahl, Joe Sciarreta, Elizabeth Tate, David Taylor, and Travis Knowles.

Also Present: Karina Danek (Redevelopment) and James Davies (Redevelopment).

I. Call to Order:

The meeting was called to order at 6:10 p.m. Roll call was conducted. A quorum was established.

II. Agenda:

Tony LoPresti motioned to approve the agenda seconded by David Nelson 10-0-0.

III. Minutes:

Tony LoPresti made a motion to amend the August 11, 2008 minutes and make a correction to item V.C. Foreclosed Properties, Code Enforcement Officer(s). Jim Varnadore motioned to approve minutes from August 11, 2008 as amended seconded by David Bowen. Motion passed 7-0-3.

IV. Public Comment, PAC Members Comment and Staff Announcements

Public Comment

The following members of the Public made comments:

Pam Ison
Stefan Weichberger

PAC Members Comment

The following members of the PAC made public comments:

Andrea Zinko
David Bowen
David Nelson
Patty Vaccariello
Jim Varnadore
Tony LoPresti

Staff Announcement

James Davies provided the following updates:

New Staff: Kristine Toft is the newest Project Manager for the City Heights Redevelopment Project Area as of September 8, 2008.

Agency Restructuring: Janice Weinrick, Deputy Executive Director of the San Diego Redevelopment Agency, will provide an update on September 16, 2008 to the Redevelopment Agency Board regarding her research on benefit packages, and personnel and organizational issues resulting from separating from civil service and the City of San Diego.

Village Green housing project located in the Crossroads Redevelopment Project Area: The Executive Loan Committee is scheduled to discuss the Village Green housing project during the September 25, 2008 meeting from 3-5pm. The meeting will be open to the public.

Karina Danek provided the following updates:

Euclid Tower: Contractor will begin reinforcing the fourth column (base of the tower). The extent of the termite damage is unknown and may require more than 1 week to reinforce the column. If the contractor does not come across major problems, installation of the actual tower portion may begin late September and may be completed late October. Notice will be given prior to attaching the tower in order to gain media coverage and resident participation.

City Heights Square- Demolition of Jack in the Box building: The Agency is collaborating with Centre City Development Corporation to demolish three buildings (located in downtown) and the Jack in the Box building (located in the City Heights Project Area). The request to bid for demolition of the four buildings will be taken to the Redevelopment Agency Board on September 16, 2008. Demolition of Jack in the Box building is expected in early January 2009.

PAC Election- PAC Election will be held October 13, 2008 from 5:30-8:00pm. Candidate speeches will take place from 5:30-6:00pm and the actual election will be held from 6:00-8:00pm. Please note, anyone interested in running to represent a Community Organization At-Large must be appointed by the organization and is required to submit the appropriate supporting documentation.

V. New Business

A. PAC Member Absences- Action Item- PAC Members discussed excessive absences from a PAC Member appointed by the Normal Heights Planning Committee. Jim Varnadore motioned to ask the Normal Heights Planning Committee to find a new replacement for their appointed representative seconded by Tony LoPresti. Motioned passed 12-0-0.

B. Improvements and Repairs to Infrastructure – Information Item- Irasema Garcia- Irasema has requested to move the item to next month's meeting to allow for additional time to conduct research on needed improvements along 52nd St and 53rd St. David Nelson will speak on general infrastructure improvements.

VI. Old Business

A. City Heights Redevelopment Housing Rehabilitation Loan Program

Guidelines-Action Item- Michele St. Bernard- Item was moved to next month's PAC Meeting.

B. Second Implementation Agreement to the Disposition and Development Agreement (DDA) for City Heights Square-Possible Action Item- James

Davies- The revised key term changes to the Second Implementation Agreement to the DDA for City Heights Square Project with City Heights Realty, LLC was presented to the PAC. An updated table was provided summarizing 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 changes to the DDA and shared concerns regarding the construction of the mini-park. Jim Varnadore motioned to recommend approval of the new key terms for the Second Implementation Agreement to the DDA seconded by David Bowen. Motion passed 10-0-2.

VII. Chair and Subcommittee Reports

A. Chair's Report –An update on the BRT meetings was provided.

B. Ad-hoc Committee Foreclosed Properties- A hiring freeze at the City of San Diego has placed a hold on hiring additional code enforcement officers needed to monitor foreclosed vacant properties in City Heights. In the meantime, the Agency will continue to work on funding the code enforcement officers.

C. Housing Subcommittee – Meeting was canceled. There were insufficient Housing Subcommittee Committee members present at the September Housing Subcommittee meeting to establish a quorum.

D. Election Subcommittee – PAC Election will be held at the lobby of the Metro Career Center on Monday, October 13, 2008. Speeches will be held from 5:30 p.m. to 6:00 p.m. and voting will continue from 6:00 p.m. until 8:00 p.m. PAC Members were encouraged to distribute information on the upcoming PAC Election to organizations in order to attract additional voters and candidates.

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

A. Improvements along 52nd St and 53rd St AND infrastructure repairs

B. City Heights Redevelopment Housing Rehabilitation Loan Program Guidelines

IX. Adjournment – The meeting adjourned at 7:45p.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 Karina Danek (619) 236-6537 or email: kdanek@sandiego.gov)