

**CITY HEIGHTS REDEVELOPMENT
PROJECT AREA COMMITTEE MINUTES
Monday, December 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:

Astrid Cybulskis	Fred Lindahl 6:13	Valentina Hernandez 6:15
Tony LoPresti	David Nelson	Joe Sciarreta
Elizabeth Tate	David Taylor	Patty Vaccariello
Jim Varnadore	Andrea Zinko	Travis Knowles 6:09
Irasema Garcia	Carl Davis	

The following members were absent: David Bowen and Juan Pablo Sanchez

Also Present: Melissa Garcia (Redevelopment), Karina Danek (Redevelopment) and Krissy Toft (Redevelopment)

I. Call to Order:

The meeting was called to order at 6:07 p.m. Roll call was conducted. A quorum was established.

II. Agenda:

David Taylor motioned to approve the agenda seconded by Joe Sciarreta. Motioned passed 11-0-0.

III. Minutes:

David Nelson motioned to approve the minutes seconded by Andrea Zinko. Motion passed 9-0-3.

IV. Public Comment, PAC Members Comment and Staff Announcements

Public Comment

The following members of the Public made comments:

Linda Pennington
Mary Otero Gonzalez
Shara Fisler
Elizabeth Horpedahl
Ellie Wiedenoff

PAC Members Comment

The following members of the PAC made public comments:

Jim Varnadore
Patty Vaccariello
Valentina Hernandez
David Nelson

Travis Knowles announced his resignation to the City Heights PAC

effective December 8, 2008.

Staff Announcement

Melissa Garcia announced she was back from maternity leave and provided the following updates.

Redevelopment Agency Restructuring-The item has been placed on hold and it is not known when the new City Council will address it.

Euclid Tower- The contractor's Engineer is working on the drawings for permit submittal to Development Services Department. The Euclid Tower continues to be a priority for the Redevelopment Agency.

Krissy Toft provided the following updates:

City Heights Square- The Second Implementation Agreement to the Disposition and Development Agreement for City Heights Square AND Design and Construction of Park Improvements for a Park (City Heights Square Mini Park) were approved by City Council and Redevelopment Agency Board on December 2, 2008 after the PAC Meeting.

Sally Wong Building- There are three tenants currently leasing spaces: the barber, the nail salon, and an upholstery store.

Karina Danek provided the following updates:

Silverado Ballroom- David Chau has recently completed his grocery store behind the Silverado Ballroom. This will allow his current grocery store on University to move into its new location. The current grocery store space is being remodeled and will become a furniture store. The current furniture store is located on the ground floor of the Silverado Ballroom. The furniture store needs to be relocated prior to rehabilitation of the Silverado Ballroom. The owner of the Silverado Ballroom, David Chau, has submitted an application to fund the Ballroom rehabilitation and is waiting for a response from the bank.

Facelift/Project Clean- The Redevelopment Agency and Community HousingWorks have an executed agreement for Facelift/Project Clean for FY 2008. The Agreement states the Agency would reimburse Community HousingWorks for up to \$120,000 for expenses incurred, for two Facelift events (Fall and Summer Facelift) and Project Clean. Community HousingWorks has incurred approximately \$60,000 in expenses for a fall Facelift event for FY 2009 without an executed agreement in place with the Agency. Agency staff with the assistance of the City Attorney's Office is determining whether Community HousingWorks can be reimbursed for the fall Facelift event. Agency staff has reviewed past PAC Meeting minutes and tapes; PAC recommendation was for \$120,000 for two Facelift events and Project Clean only. Tapes are available to members of the public. The item will be placed on the PAC Meeting Agenda for January.

V. New Business

A. Installation of new PAC Members- Outgoing PAC Members (Carl Davis and Irasema Garcia) were recognized. Incoming PAC Members (Liz Avalon, Georgette Gomez, Daisy Gonzalez, and Elle Igo) were installed and reelected PAC Members (Astrid Cybulskis, Valentina Hernandez, Travis Knowles, David Nelson and Elizabeth Tate) and reappointed PAC Members (Fred Lindahl) were reinstalled.

B. Election of PAC Officers for 2009- Action Item- The Ad-hoc Committee for Officer Nominations reported nominations for PAC Officers and the PAC was asked to vote for their preferred nominee.

Nominations for Chair:

Tony LoPresti-declined

David Nelson-declined

Astrid Cybulskis- accepted

Results: 14 votes for Astrid Cybulskis, 2 PAC Members abstained from voting

Nominations for Vice Chair:

Patty Vaccariello-declined

Joe Sciarretta-declined

Tony LoPresti-accepted

Valentina Hernandez-accepted

Jim Varnadore-declined

Results: 11 votes for Tony LoPresti, 4 votes for Valentina Hernandez, 1 PAC Member abstained from voting

Nominations for Secretary:

Fred Lindahl-accepted

Patty Vaccariello-declined

Andrea Zinko-declined

Results: 10 votes for Fred Lindahl, 6 PAC Members abstained from voting

C. Meeting Dates for 2006-Action Item- PAC Members were asked to adopt the City Heights PAC and Housing Subcommittee meeting schedule for 2009. Jim Varnadore motioned to approve the Housing Subcommittee meeting schedule for 2009 seconded by Patty Vaccariello. Motioned passed 12-0-2. David Taylor motioned to approve the PAC meeting schedule for 2009 seconded by Andrea Zinko. Motioned passed 14-0-1.

D. City Heights Farmers Market- Action Item- Andrea Magee provided information on the City Heights Farmers Market and requested a letter of support from the PAC for the City Heights Farmers Market special events permit application for 2009. Patty Vaccariello motioned for the Chair to write a letter of support seconded by Valentina Hernandez. Motioned passed 14-0-2.

VII. Chair and Subcommittee Reports

A. Chair's Report – No report.

B. Ad-hoc Committee Foreclosed Properties- A meeting was facilitated to address Code Enforcement efforts in City Heights. Attendees included City Heights Community Development Corporation, Agency Staff, the Ad-hoc Committee, and City Heights Town Council. Agency staff shared the MOU between the Redevelopment Agency and Neighborhood Code Compliance for the Zoning Investigator. Agency staff will email MOU with recommendations provided by the Housing Subcommittee Ad-hoc Committee for Foreclosed Properties to all PAC members. Patty Vaccariello was appointed to become a member of the Ad-hoc Committee for Foreclosed Properties.

C. Housing Subcommittee – An update on the Home in the Heights Program was provided by Community HousingWorks. Agency staff provided an update on the Housing Line of Credit. Georgette Gomez was appointed to become a member of the Housing Subcommittee.

D. Ad-hoc Committee Infrastructure – Committee met and identified sidewalks as the main priority. The Ad-hoc Committee for Infrastructure needs two additional members. Liz Avalon was appointed to become a member of the Ad-hoc Committee for Infrastructure.

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

- A. Facelift/Project Clean
- B. Appointment for open seat (Residential Owner)
- C. Tax Increment Projections for 2009
- D. Project Budget for FY 2010
- E. Fourth Implementation Plan for the City Heights Redevelopment Project
- F. Streetlights

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 Melissa Garcia at (619) 236-6547 or email: magarcia@sandiego.gov)