

**City Heights Redevelopment
Project Area Committee Minutes
Monday, May 9, 2011**

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:

Allen, Aaron	Lindahl, Fred	Otero, Mary
Eaton, Katt	Malinomar, Ahmed	Rossler, Michael
Gomez, Georgette	Nelson, David	Varnadore, Jim

The following members were absent: Adato, Yigal; DiPaolo, Niki; Tate, Elizabeth; Vaccariello, Patty; Williams, LaToria

Also present: Melissa Garcia & Karina Danek (Redevelopment)

I. Call to Order

The meeting was called to order at 6:05 pm. Roll call was conducted. A Quorum was established.

II. Agenda

Jim Varnadore made a motion to approve the May 9, 2011 Agenda, seconded by Ahmed Malinomar. Motion passed 8-0-0.

III. Minutes

David Nelson made a motion to approve the February 14, 2011 minutes, seconded by Ahmed Malinomar. Motion passed 7-1-0.

IV. Public Comment, PAC Members Comment and Staff Announcements

Public Comments

The following members of the Public comments:

Linda Pennington- Update on FaceLift/Project Clean efforts.

Lindsay Goodwin- Update on Swan Canyon restoration efforts. Community Forum for proposed Living Lab facility will be held on May 19th at 6pm.

PAC Members Comments

The following members of the PAC made public comments

David Nelson- expressed concern regarding Council Member Emerald's proposal to have CCDC manage the other Redevelopment Project Areas.

Aaron Allen- Meeting for congressional, Assembly, Senate and Board of Equalization Districts redistricting will be held on May 14th at 2pm.

Jim Varnadore- San Diego Asian Youth Organization fundraiser to be held on May 13th.

Staff Announcements

Melissa Garcia provided the following updates:

State Action to Eliminate Redevelopment

The legislature has not addressed Redevelopment since their vote in March. The bill currently requires a 2/3 vote to eliminate redevelopment; the legislature has not been able

to obtain the required votes. The California Redevelopment Association is backing a redevelopment reform bill. At this point, the elimination of Redevelopment is still on the table.

Colina Park Missing Sidewalks

City Staff has been provided with updated preliminary plans for the Colina Park neighborhood missing sidewalks. Cost estimates will be developed prior to the Infrastructure Adhoc Committee meeting scheduled for May 18, 2011.

Redevelopment Plan Amendment

Staff has begun working on the City Heights Redevelopment Plan Amendment to extend the power of eminent domain for an additional 12 years. Eminent Domain Power expires 11/27/2012. Time limit to Establish Debt expires 5/11/12. For project areas after 1994, this time limit cannot be extended; it must either stay in place or be eliminated. Staff will request City Council to approve an Ordinance to eliminate the time limit to establish debt. If eliminated, it will trigger statutory payments. This item and the redevelopment plan amendment will be further discussed during the June PAC Meeting.

Karina Danek provided the following updates:

54th Street and El Cajon Blvd Site

Staff has had preliminary discussions with the owner of the property located on the SW corner of 54th Street and El Cajon Blvd. The 6.18 acre site is currently occupied by a shopping center. The property owner has expressed interest in working with the Agency to put out a Request for Qualifications to solicit qualified developers/development teams to manage development of the site.

Fairmount 26 Mixed Use Project

City Heights Community Development Corporation (CHCDC) has announced it will not move forward with the Fairmount 26 Mixed Use Project. CHCDC is currently in discussions with LISC regarding disposition of the properties.

V. New Business

- A. **Solar Energy Installation Program- Information Item-** Amanda Meder, GRID
Alternatives: information was provided to the PAC regarding the Solar Energy Installation Program.
- B. **City Heights Redevelopment Project Area Draft Budget – Action Item-** Karina Danek:
The PAC was presented with the proposed City Heights Redevelopment Project Area Budget for Fiscal Year 2012. Staff met with Budget Adhoc Committee on April 25th to obtain input on the budget format and presentation. The budget was reformatted for the City Heights PAC and reflects the list of projects included in the approved Cooperation Agreement between the City and the Agency. Handouts provided include: Administrative Budget Detail, Debt Service, and List of Projects included in the Cooperation Agreement to be funded in FY 2012. Questions and discussion followed. Ahmed Malinomar made a motion to approve the City Heights Redevelopment Project Area Budget for Fiscal Year 2012 seconded by Mary Otero. Jim Varnadore offered an amendment to the motion and recommended removing the City Treasure line item and the General Government Services Billing line item (both included in City Heights Administrative Budget Detail); amendment was accepted by Ahmed Malinomar and Mary Otero. Motion passed 6-3-0.

VI. Chair and Subcommittee Reports

- A. Chair's Report- No report.
- B. Housing Subcommittee- Discussion and review of HITH Program Guidelines.
- C. Ad-hoc Committee Infrastructure and Implementation Plan- will meet on May 18th.

VII. Next Meeting Agenda- No discussion took place.

VIII. Adjournment- The meeting adjourned at 8:10 pm.

(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 at (619) 236-6537 or email: kdanek@sandiego.gov)