

**City Heights Redevelopment
Project Area Committee Minutes
Monday, May 10, 2010**

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:

Liz Avalon	Ahmed Malinomar	Patty Vaccariello
George Billingsley	David Nelson	Jim Varnadore
Valentina Hernandez	Michael Rossler	Tim Walsh 6:15
Fred Lindahl	Elizabeth Tate (7:00)	Katt Eaton

The following members were absent: Larry Hofreiter, Jorge Leyva, Mark Cormier, Niki DiPaolo, and Georgette Gomez

Also present: Krissy Toft (Redevelopment) and Karina Danek (Redevelopment)

I. Call to Order

The meeting was called to order at 6:10 pm. Roll call was conducted. A Quorum was established.

II. Agenda

Patty Vaccariello made a motion to approve the May 10, 2010 agenda seconded by Fred Lindahl. Motion passed 9-0-0.

III. Minutes

Katt Eaton made a motion to approve the April 12, 2010 minutes seconded by Fred Lindahl. Motion passed 9-0-0.

IV. Public Comment, PAC Members Comment and Staff Announcements

Public Comments

The following members of the Public comments:

Linda Pennington- FaceLift event on June 5, 2010.

Pam Ison, District 3- Handouts on future events are available.

PAC Members Comments

The following members of the PAC made public comments:

Jim Varnadore- The downtown stadium shouldn't be built considering the state ERAF take. Affordable Housing Parking Study workshop on May 18, 2010.

Valentina Hernandez- California Endowment meeting on June 5, 2010. Residential Momentum Meeting May 10, 2010.

Patty Vaccariello- FaceLift event on June 5, 2010 (Corridor Neighborhood).

Ahmed Malinomar-Chanel 10 News reported on City Heights.

David Nelson- Shared concerns regarding the Affordable Housing Parking Study and the potential increase in the Tax Increment cap for CCDC to fund a stadium.

Staff Announcements

Krissy Toft provided the following announcements:

ERAF-Judge Connelly denied all petitions to shift funds in FY 2010 and FY 2011 from Redevelopment Agencies throughout the state to the school districts and county offices of education. CRA's petition for a temporary stay of the FY 2010 ERAF payment was denied. Payment was due on Monday, May 10, 2010. Total Statewide shift of funds is \$2.05 billion (\$1.7 billion for FY 2010 and \$350M for FY 2011); SD Redevelopment Agency shift is approximately \$55.7M for FY 2010 and \$11.5M for FY 2011; City Heights Redevelopment Project Area shift is \$3.9M for FY 2010 and \$810K for FY 2011. Budget amendments are already in place.

City Heights Square-project closed on April 30, 2010 and Agency the owned parcel (former Jack in the Box) was conveyed to developer City Heights Square Realty, LLC.

Affordable Housing Parking Study Workshop- workshop will be held on April 30, 2010. The purpose of the workshop is to collect input on parking issues, opportunities and challenges regarding affordable housing.

FY 2011 Redevelopment Agency Budget- the proposed Agency's FY 2011 budget was presented at the Special Agency/City Budget and Finance Committee hearing on Friday, May 7, 2010. Consideration and approval of Agency's FY 2011 Budget is scheduled for June 22, 2010.

EPA Brownfield Grant- the Agency was awarded a \$400K EPA Brownfield Grant to inventory, asses and plan efforts to clean up and redevelop brownfields (\$200K for City Heights and \$200 for SEDC). Staff will work with the PAC to identify sites.

Karina Danek provided the following announcement:

Code Enforcement Monthly Report- Hard copies are available for the month of April.

V. New Business

A. Sally Wong Building- Information Item- Krissy Toft: A Historic Survey was conducted for the Sally Wong Building located at 4011 41st Street and 4018-4122 ½ University Avenue (currently owned by the Agency). As part of the 1996 Historical Greater Mid-City San Diego Preservation Strategy, the building was preliminarily designed as eligible for inclusion on the Local Register. The technical report is currently being reviewed by the City of San Diego's Urban Form Division to determine if they concur with the conclusions made by the historian. All properties 45 yrs or older must be evaluated for historical significance prior to any development. Staff requested to continue the item at a future meeting.

VI. Old Business

A. City Heights Redevelopment Project Area Draft Budget-Action Item- Krissy Toft: the PAC was presented with a reformatted City Heights Redevelopment Project Area Budget for Fiscal Year 2011, as well as the City Heights Redevelopment Project Budget for Fiscal Year 2011 as presented in the formal Redevelopment Agency's FY 2011 Budget. The reformatted budget included the Carryover (under Revenues), a breakdown of Capital Projects and Low-Mod Projects (under Expenditures), and an attached Administrative Budget Detail sheet. Questions and discussion followed. David Nelson made a motion to approve the proposed

City Heights Redevelopment Project Area Budget for Fiscal Year 2011 seconded by Valentina Hernandez. Motion passed 12-0-0.

VII. Chair and Subcommittee Reports

- A. Chair's Report- no report.
- B. Housing Subcommittee- did not meet.
- C. Ad-hoc Committee Infrastructure and Implementation Plan- meetings will be held on the 3rd Wednesday of the month.
- D. Ad-hoc California Endowment's Building and Healthy Communities Initiative- meeting on June 5, 2010.

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

- A. Work Plan
- B. PAC member absences
- C. Update on project area sites/projects

IX. Adjournment- The meeting adjourned at 7:25 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 Melissa Garcia at (619) 236-6547 or email: magarcia@sandiego.gov)