

**City Heights Redevelopment
Project Area Committee Minutes
Monday, June 14, 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	Michael Rossler	Jim Varnadore
Valentina Hernandez 6:50	Elizabeth Tate (6:08)	Katt Eaton
Ahmed Malinomar	Georgette Gomez	Mark Cormier
David Nelson	Patty Vaccariello	

The following members were absent: George Billingsley, Fred Lindahl, Tim Walsh, Larry Hofreiter, Jorge Leyva, and Niki DiPaolo

Also present: Krissy Toft (Redevelopment) and 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 June 14, 2010 agenda seconded by Patty Vaccariello. Motion passed 9-0-0.

III. Minutes

David Nelson made a motion to approve the May 10, 2010 minutes seconded by Ahmed Malinomar. Motion passed 8-0-1.

IV. Public Comment, PAC Members Comment and Staff Announcements

Public Comments

The following members of the Public comments:

PAC Members Comments

The following members of the PAC made public comments:

Patty Vaccariello- Summer FaceLift took place on June 5, 2010 in Corridor Neighborhood. 13 homes were renovated by approximately 700 volunteers.

Jim Varnadore- Asked whether payment made by the City Heights Community Development Corporation was made directly to the City Heights Community Housing Trust Fund.

Ahmed Malinomar- Somalia Independence Day celebration and "Kingz of the Court" tournament to be held on June 19, 2010 at Crawford High School.

Elizabeth Tate- Florence Joyner Elementary School Joint Use Playfield ribbon cutting event on June 19, 2010.

Mark Cormier- Press Conference was held and anti-violence march took place from Colina Park to Rosa Park Elementary School.

Georgette Gomez- California Endowment's Building Healthy Communities Initiative event will be held in July.

Michael Rossler- City Heights Farmers Market's Second Anniversary on June 19, 2010.

Staff Announcements

No staff announcements.

V. New Business

A. PAC Member Absences- Action Item- The PAC discussed absences of PAC members Jorge Leyva and Larry Hofreiter. David Nelson made a motion to remove Jorge Leyva and Larry Hofreiter due to absences seconded by Elizabeth Tate. Motion passed 10-0-0.

B. City Heights PAC Extension and Authorization for 2010 PAC Election- Action Item- Karina Danek: the next City Heights PAC election is proposed to be held in October 2010. David Nelson made a motion to recommend to the City Council extension of the City Heights PAC for one additional year and to authorize the 2010 City Heights PAC Election seconded by Patty Vaccariello.

C. Update on Properties Location in the City Heights Redevelopment Project Area- Information Item- Staff provided an update on the following sites/projects located in the City Heights Redevelopment Project Area:

San Diego Rescue Mission Site on 52nd St and University Ave- the Agency was unable to come to an agreement on the terms of the sale of the site.

Former Pearson Ford Car Dealership on El Cajon Blvd- Site was purchased and cleared by Price Charities; the parking structure remains on the site. Price Charities has not identified a project for the site.

Central Avenue Mini Park on Central Avenue and Landis St- In 2005, the PAC made a recommendation to contribute \$150K to the City for the purchase of the park site (purchase price was \$450K). Funding is needed to complete design and construction of the park. An additional \$300K is proposed in the FY 2011 City's budget to get the project through the design phase.

La Cresta Motel on 50th St and El Cajon Blvd- This is a Single Room Occupancy motel; the owner is currently not interested in selling the property.

Home Avenue Car Wash- Owners ran out of funds in the middle of construction. Need between \$800K-\$1M to purchase necessary equipment and pay off construction contractor.

Theater on University Ave between 37th and 38th St- Owner is interested in selling the property; the site has parking constraints.

D. Issuance of City Heights Redevelopment Project Area Tax Allocation Bonds- Action Item- The PAC was presented with information on the proposed issuance of the City Heights Redevelopment Project Area Tax Allocation Bonds including a brief history of the affordable housing pool of funds, projected City Heights Redevelopment Project Area Housing Bond amount, potential uses of housing bonds, and tentative schedule.

Discussion and questions followed. The Housing Subcommittee recommended 1) approval of the issuance of \$11.153M in housing bonds and 2) rejected the allocation of proceeds to the housing pool of funds and requested the funds to remain in City Heights if the Fairmount 26 project is not funded. Motion passed 11-0-0. The PAC was also presented with information on the projected City Heights Redevelopment Project Area Non-Housing Bonds (taxable and tax-exempt). Discussion and questions followed.

David Nelson made a motion to approve issuance of \$13.2M in non-housing bonds, seconded by Patty Vaccariello. Motion passed 11-0-0.

E. FY 2011 City Heights Redevelopment Project Area Budget Work Plan- Information Item-

The PAC was presented with the FY 2011 City Heights Redevelopment Project Area Budget Work Plan.

VI. Chair and Subcommittee Reports

- A. Chair's Report- no report.
- B. Housing Subcommittee- Quarterly Code Enforcement report from Leslie Diamond; quarterly HELP report from Lyle Knudson; quarterly HITH report from Dee Sodano.
- C. Ad-hoc Committee Infrastructure and Implementation Plan- El Cajon BID presented 7 year old study.
- D. Ad-hoc California Endowment's Building and Healthy Communities Initiative- momentum team meeting was held; currently accepting grant applications.

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

- A. Outreach to fill vacant seats.
- B. Matching Funds Requirement for Community Enhancement Program (Housing Subcommittee Item).

VIII. Adjournment- The meeting adjourned at 7:40 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 Krissy Toft at (619) 236-6534 or email: ktoft@sandiego.gov)