

**City Heights Redevelopment
Project Area Committee Minutes
Monday, September 13, 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:

Avalon, Liz 6:35	Hernandez, Valentina 6:27	Rosler, Michael
DiPaolo, Niki	Lindahl, Fred	Vaccariello, Patty
Eaton, Katt	Malinomar, Ahmed	Varnadore, Jim
Gomez, Georgette	Nelson, David	

The following members were absent: Billingsley, George; Cormier, Mark; and Tate, Elizabeth

Also present: Melissa Garcia (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

Jim Varnadore made a motion to approve the September 13, 2010 agenda seconded by Ahmed Malinomar. Motion passed 9-0-0.

III. Minutes

Jim Varnadore made a motion to approve the June 14, 2010 minutes seconded by Ahmed Malinomar. Motion passed 9-0-0.

IV. Public Comment, PAC Members Comment and Staff Announcements

Public Comments

The following members of the Public comments:

Bridget Pederson, City Heights Business Association – Introduced herself to the community.

Gayle Hom, Public Affairs, Price Charities – Introduced herself to the community.

Linda Pennington, Community HousingWorks- Provided a quarterly update for the Community Enhancement Program.

Ellie Wiedenhoff- Requested streetlights on 42nd Street, between Myrtle and Thorn.

Mary Otero- Requested streetlights on 42nd Street, between Myrtle and Thorn.

Jay Powell, City Heights CDC- Provided an update on the Fairmount 26 Mixed Use Project.

Pam Ison, District 3- Land Use and Housing Committee will discuss the process for demolishing historic structures on September 15; meeting to discuss legislation on abandoned buildings will be held on September 18; Coffee with your Councilmember on October 3.

PAC Members Comments

The following members of the PAC made public comments:

Fred Lindahl- Talmadge Block Party on September 25.

Georgette Gomez- Redevelopment and Public Health Workshop on October 13.
David Nelson- Construction for the Home Avenue Carwash resumed.
Valentina Hernandez- Mexican Independence Day celebration at Monroe Clark Middle School; immigration experience event at Hoover High School; coastal cleanup event coming up.
Katt Eaton- Support Hoover High School sports teams.
Ahmed Malinomar-Accidents at 52nd Street and University Avenue issue will be discussed at upcoming meeting.
Jim Varnadore- Caltrans meeting to discuss widening of I-805 will be held on September 16.

Staff Announcements

Melissa Garcia provided the following updates:

City Heights Square Commercial and Residential Project

The Agency has reached a settlement with Jack in the Box for relocation loss of goodwill which will be presented to the Agency Board at closed session on September 28. Public comment on the item will be taken at the meeting prior (September 27). The staff report will be available on October 6.

Issuance of City Heights Redevelopment Project Area Tax Allocation Bonds

The Agency has received approximately \$24Million in net proceeds from the 2010 Tax Allocation Bond Issuance.

Euclid Avenue Sidewalk

This project proposes to install a missing sidewalk on the east side of Euclid Avenue between Dwight and Isla Vista. The Agency's civil engineer firm developed a plan for the sidewalk which will be reviewed by Engineering and Capital Projects. The project may be under \$100K, in which case, the City's Streets Division can complete the work without putting the project out to bid.

Colina Park Sidewalks

The PAC made a recommendation to spend about \$4M to repair/install sidewalks in Colina Park. The Agency's civil engineering firm is working on an existing conditions study for all of Colina Park which will be shared with the Infrastructure Subcommittee.

El Cajon Boulevard Streetlights

Staff received a request from the City to fund streetlights on El Cajon Boulevard (from Marlborough to 54th St). The total request is for 94 double acorn lights. 48 lights are in the North Park Redevelopment Project Area and 46 lights are in the City Heights Redevelopment Project Area. The proposal includes City Heights redevelopment funds to be used for ½ the design costs for a total cost of \$124K. The City will then apply for CDBG funds for the cost of the standard streetlights. If CDBG funds are granted, redevelopment would pay for the difference between the standard streetlight and the decorative streetlight for a total of \$46K for 46 streetlights. The information was given to the Chair of the Infrastructure Subcommittee for review and discussion.

Karina Danek provided the following updates:

City Heights Square Mini Park

The 5,400SF urban pocket park is the last component of the City Heights Square master plan and is currently in the design phase. Staff is closely working with Engineering and Capital Projects to finalize the construction drawings. Additional funds will need to be added to the CIP to pay for improvements in the public right-of-way.

Silverado Ballroom

Staff is currently working with the property owner to restore the exterior of the building and the ballroom located on the second floor. The deal points of the agreement between the Agency and the property owner will be brought to the PAC in October.

Postcards-

The Agency is going "green." Please fill out a postcard and let staff know if you prefer electronic notices.

V. **New Business**

- A. Cit Heights Redevelopment Project Area Information Video- Information Item-** PAC members viewed a City Heights Redevelopment Project area information video created for the Bond Rating Agencies. A link to the video will be emailed to PAC members.
- B. 2010 City Heights PAC Election- Information Item-** Karina Danek: an update was provided to the PAC on the 2010 City Heights PAC Election taking place on October 11. The election is scheduled from 6-8pm and candidate speeches are scheduled from 5:30-6pm; the regular PAC meeting will be modified to begin at 6:30pm. Notices went out to all addresses located in the City Heights Redevelopment Project Area and to over 100 community organizations serving City Heights.

VI. **Old Business**

- A. Swan Canyon Restoration Project- Action Item-** Lindsay Goodwin, Ocean Discovery Institute (formerly Aquatic Adventures): The PAC was presented with the scope of work for the Swan Canyon Restoration Project which includes eradication of Arundo and other invasive species, revegetation of the site, and canyon access enhancement. The PAC was asked to make a recommendation for the Agency to provide an additional \$30,380 (in addition to the \$104,620 originally requested) to fill a funding gap. The \$135,000 (combined) in Agency funding would be used for improvements on 2.7 acres of City-owned designated open space and public right-of-way. On June 9, 2009, the PAC made a recommendation for the Agency to provide up to \$104,620 for the Swan Canyon Restoration Project. Questions and discussion followed. Ahmed Malinomar made a motion to recommend for the Agency to provide an additional \$30,380 for the Swan Canyon Restoration Project, seconded by Patty Vaccariello. Motion passed 10-0-0.

VII. **Chair and Subcommittee Reports**

- A. Chair's Report-** no report.
- B. Housing Subcommittee-** Monthly Code Enforcement reports for June, July, and August were discussed; and the Home in the Heights Guidelines were discussed.
- C. Ad-hoc Committee Infrastructure and Implementation Plan-** Working with staff to secure a meeting room for an upcoming meeting.
- D. Ad-hoc California Endowment's Building and Healthy Communities Initiative-** momentum team meeting will take place on October 21.

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

- A. Bonds
- B. Streetlights
- C. Fairmount 26 Mixed Use Project
- D. Silverado Ballroom

IX. Adjournment- The meeting adjourned at 8:05 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)