

**CROSSROADS REDEVELOPMENT PROJECT AREA
PROJECT AREA COMMITTEE
MEETING MINUTES OF THURSDAY, JULY 28, 2005**

The members of the Crossroads Project Area Committee (PAC) held their meeting at College Avenue Baptist Church, Adams Hall, 6109 Adams Avenue, San Diego, California, from 6:34 p.m. to 8:09 p.m.

Members present at Roll Call: David Nelson, Kevin Carter, Alison Grant-Carlos, Erik Weichelt, Harry Kattoula, Jody Talbott, David Parsons and Daniele Laman [08].

The following members arrived after Roll Call: Jose Lopez, (6:38), Christine Van Spornsen (6:37) and Thomas Du (6:37) [03].

Members not present: Michael Trunzo (E) [01]

Staff in attendance: Tracy Reed and James Davies.
Public in attendance: Thirty-one signed-in.

CALL TO ORDER: Called to order at approximately 6:34 p.m. by Alison Grant-Carlos.

1. **ROLL CALL:** A quorum was established when 8 of the 12 PAC members were present at 6:34 p.m. 3 PAC positions were vacant at the time of roll call.
2. **APPROVAL OF AGENDA:** for July 26, 2005
Alison: Since we have a lot of people her for a New Business item I would recommend that we revise the agenda accordingly.

MOTION – **Daniele/Erik:** Revise agenda to place New Business (Item 6) before Old Business (Item 5). Approve revised agenda; passes (7-0-1c).

3. **APPROVAL OF MINUTES:** for May 26, 2005.

MOTION – **Daniele/Jody:** Approve minutes; passes (7-0-2/1c). Kevin & Thomas abstain.

4. **COMMITTEE MEMBER COMMENT ON NON-AGENDA ITEMS:** (synopsis of discussions)

Daniele: Read the U-T article regarding the City Council Committee on the reorganization of the Redevelopment Agency.

Jody: On Monday District 7 sponsored a meeting at Kroc in order to determine business owners needs and desires regarding University Avenue.

PUBLIC COMMENT ON NON-AGENDA ITEMS: (synopsis of discussions)

Elyse Lowe: Introduced herself as the new District 7 representative for Crossroads and stated there would be a follow up meeting, at Kroc, to the recent University Avenue interest meeting and business and property owners would be invited.

6. NEW BUSINESS: (synopsis of discussions)

- **Information/Action:** ENA Request for 70th & El Cajon Blvd Project,
Tracy: When I informed the 70th St project applicant of the responses from property owners they informed me that they would withdraw their request for an ENA. I received responses from all six property owners and five of nine business owners. Five of the six property owner indicated that they desired to redevelop their property.
PAC: Some general questions were asked about the participation responses and invited the property owners to redevelop their property. They also stated that developers will still be interested in this block. What we will be looking for is how the community and redevelopment plan will be implemented.
Mike Collins: This was not the right project for the area or block. I obtained 125 signatures from residents along Mohawk Street against the proposal. What is the process for renewing eminent domain authority?
Tracy: The Agency must make findings to extend eminent domain authority.
Paul Brewin: Request to speak withdrawn. However, residents in the area should be involved in any proposal for this area.
Candance Mershon: Request to speak withdrawn.
Kirk Stark: You need to define and determine blight in order to use your eminent domain authority.
Bow Wong: What improvements do we need to make to our property in order for the Agency to not use its eminent domain authority?
George Merz: I don't want to redevelopment my property. I own the property that has the car wash.

- **Information/Action:** Existing Community Organization.
Tracy: I only received one qualified application by July 18, 2005 as prescribed in Crossroads PAC procedures. That was from Dennis Clinton for/from the El Cerrito Community Council. I sent all PAC members his qualification letter.
Dennis Clinton: Introduced himself and summarized his qualifications.

MOTION – Erik/Jose: Appoint Dennis Lee to the open Existing Community Organization PAC position representing El Cerritos Community Council; passes (10-0-1c).

5. OLD BUSINESS: (synopsis of discussions)

- **Update:** Project Area
Tracy: City Heights has appointed Thomas Du as their PAC representative.
Thomas: Introduced himself.
Tracy: Carl resigned as the Eastern Area Residential tenant. I will do some outreach to fill the position. I have been told that a tenant position is general hard to fill. The firm that bought the Aztec Inn is in escrow to sell the property to a residential developer. We received our final tax increment from the County and it exceeded our estimate by \$200,000. Vista Colina development permit goes to the Planning Commission in August. Any residential development that is constructed within the project area generates a residential production requirement for the project area. The Agency entered into an ENA for the Centrepont project on June 21st.

- **Report:** Rehab Program
 Tracy: The Housing Commission has approved and or is processing 26 loan applications. Most of the rehabs programs funds have been committed. A waiting list is being established and I am searching for additional funds.
- **Information/Action:** Appointment, University/Crawford Canyon Working Group.
David P: Described history and purpose of this working group and the appointment status. The PAC will have a representative on the group and is to appoint a community representative for this group. Group wants look this proposal being associated with the Chollas Creek Enhancement Program.
Jose: I would like to be appointed as the PAC representative. Provide his experience regarding the Fox Canyon park proposals.

MOTION – Erik/David P: Appoint Jose Lopez to this working group as the PAC representative; passes (11-0-1c.)

David P: Introduced Karen Sherman as a local resident and landscape architect that was interested in being appointed by the PAC as the community representative of this working group.

Karen: Introduced herself and provided some background and why she was interested.

MOTION – Daniele/David P: Appoint Karen Sherman to this working group as the Community representative; passes (11-0-1c.)

7. NEXT MEETING DATES AND PRELIMINARY AGENDA ITEMS: (synopsis of discussions)

Tracy: I have received a request to invite the School District and the Park and Recreation Department to the August 25, 2005 Sub-Committee meeting to have presentation and discuss regarding Joint Use of Schools for Community Parks. I am hoping the District 7 will assist me in setting this meeting up. I will keep everyone informed.

8. ADJOURNMENT

MOTION – Jody/Daniele: Adjourn; passes (11-0-1c) @ 8:09 p.m.

This information will be made available in alternative formats upon request.

Prepared: 08/01/05 tr
 Revised:

Draft (Final) Approved: 09/22/05 tr
 Motion was by: Daniele/David P

Revisions are in: *Double Underlined and Italic*
 PAC vote was: 7-0-1c