

**CROSSROADS REDEVELOPMENT PROJECT AREA
PROJECT AREA COMMITTEE
(FINAL) MEETING MINUTES OF THURSDAY, DECEMBER 8, 2005**

The members of the Crossroads Project Area Committee (PAC) held their meeting at College Avenue Baptist Church, 3rd Floor Meeting Room in Visitor Center Building, 4747 College Avenue, San Diego, California, from 6:35 p.m. to 8:40 p.m.

Members present at Roll Call: Kevin Carter, Alison J. Grant-Carlos, Dennis Lee Clinton, Harry Kattoula, Daniele Laman, Charles Maze, David Nelson, Jody Talbott, Michael Trunzo, Erik A. Weichelt [10]

The following members arrived after Roll Call: Christine Van Spornsen and Anthony Lovio at 6:40 pm [2]

Members not present: Thomas Du and Jose Lopez [2]

Staff in attendance: Tracy Reed, Melissa Garcia and James Davies.

Public in attendance: Twenty-five signed-in.

CALL TO ORDER: Called to order at approximately 6:35 p.m. by Michael Trunzo.

1. **ROLL CALL:** A quorum was established when 10 of the 14 PAC members were present at 6:35 p.m. 1 PAC position was vacant at the time of roll call.
2. **APPROVAL OF AGENDA:** for December 8, 2005

MOTION – **Erik/Daniele:** Approve agenda; passes (9-0-1c).

3. **APPROVAL OF MINUTES:** for November 10, 2005.

Daniele: Revise minutes, 1 typo and 1 change regarding attendance.

MOTION – **Daniele/Christine:** Approve minutes, as revised; passes (8-0-1dn/1c).

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

Dennis: Passed out information regarding the proposed Aztec Inn Project to PAC members.

David: City Heights PAC elected one-half of the PAC recently, which happens every year. There were a lot of good candidates do to mailing.

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

None

5. **OLD BUSINESS:** (synopsis of discussions)
 - **Information/Update:** Project Area –

Tracy: Information regarding 2005 and 2006 tax increment. Agency approved Replacement Housing Plan for CentrePoint on November 29th. Reported on the sale of University Square and the distribution of the Chollas Triangle RFP/Q. Recently there were some inquiries regarding property at Redwood and 54th Street.

- **Information/Update:** Redevelopment Agency Reorganization –

Tracy: Distributed an information package to the PAC members.

- **Action:** 2006 PAC Meeting Schedule –

Tracy: Next year we will be meeting in the room (No. 308) across the hall.

MOTION – **Charles/Allison:** Approve the 2006 PAC meeting schedule: passes (11-0-1c).

6. NEW BUSINESS: (synopsis of discussions)

- **Action:** CentrePoint Project –
 - Disposition & Development Agreement

Tracy: A memo was mailed to PAC members and the distributed to the public that defines the key terms of the CentrePoint LLC DDA. Discussed the key DDA terms: sharing replacement housing costs, number of affordable units and type, affordable unit monitoring fee, good faith deposit, affirmative marketing plan, maximum agency subsidy, tax increment projections and repayment, interest and conditions of developer loan, repayment scenario's, and tentative hearing and construction schedule. EACC recommendation regarding the developments discretionary permit and their condition that no more than 10% of the units being affordable.

Committee & Public: Some general discussion regarding the key terms and the design of the proposed project.

Lee: Discussed the EACC recommendation and condition.

MOTION – **David/Erik:** Recommend that the Agency approve the DDA for CentrePoint; passes (11-0-1c).

- Revised January PAC meeting date

Tracy: Discussed the possibility and reason for moving the January meeting up one week in order to accommodate possible CentrePoint DDA refinements.

Committee: Some general discussion regarding revising the PAC meeting date. There was a general agreement to retaining the regular meeting date but if necessary schedule a special PAC meeting.

- **Action:** Aztec Inn Project –
- Owner Participation (OP) Notices; Responses

Tracy: Distributed a site plan for the project. The response and application period for one tenant does not end until December 16th because of a mailing mistake. There is a new business tenant and notice/application has been sent to them but the response period will not be extended. I have spoken with a one property owner, representative of a property owner and three tenants. As of now I have received written responses from one property owner and one tenant. No one has submitted a competing application.

Committee & Public: Some general questions regarding the owner participation process and written responses.

- Exclusive Negotiation Agreement (ENA): Recommendation

Tracy: Explained the purpose and intent of an ENA. The ENA does not commit the Agency or the PAC to anything other than to proceed with investigation and reviewing the proposal. The ENA requires the developer to provide funding for the Agency to review and participate in the development process. With an ENA agency can/will work with the community and neighborhood regarding the proposal. *(Synopsis)*

Dennis: The information that I distributed includes a response from two of the tenants. I also included information from El Cerrito Community Council (ECCC) regarding their objections to the project. The proposal is inconsistent with the El Cerrito's vision for the area. The proposal is inconsistent with the College Area community plan, the City's General Plan and the pedestrian master plan. I have included a letter from the chairperson of the ECCC regarding the council's recommendation that the PAC vote not to recommend the Agency enter into an ENA with AMCAL for the proposed development. Information is also included regarding the references and recommendation from the community plan and general plan. *(Synopsis)*

Charles: The College Area community plan recommends that development along the Boulevard transition towards the adjoining single family areas. The current proposal does not provide any type of transition. There would be a 4-story building directly adjacent to a single family residence in the northwest corner. The developer only owns or controls the property within the first phase. The community has many outstanding issues and CACC has not reviewed or taken a position regarding the proposed development. *(Synopsis)*

Jan: ECCC recommends that the PAC not recommend the Agency enter into an ENA with AMCAL and our position is clearly defined in information that Dennis distributed.

Paul: College and El Cajon is the gateway to our community. If something is built on that corner it should be a signature mixed-use building and it will set the tone for the other corners. *(Synopsis)*

Mike: I am waiting or wanting for a premiere project for that corner. Something like recently built mixed-use developments in Little Italy. (*Synopsis*)

Dennis: The current tenants have 15-years leases.

Scott: The proposal is inconsistent with several of the best management practices regarding redevelopment.

Charles: There are many stakeholders. We should move forward with something that the community embraces otherwise we are not serving anyone. (*Synopsis*)

Committee & Public: Debate, questions, positions and statements extended for over any hour regarding the PAC recommending the Agency entering into and ENA.

MOTION – **Erik/Christine**: Recommend that the Agency enter into a DDA for the Aztec Inn proposal with AMCAL; passes (5/6-5-1). Harry abstained and the Chair voted because of a tie.

MOTION – **Jody/Daniele**: Extend meeting 5-minutes; passes (11-0-1c)

7. NEXT MEETING DATES AND PRELIMINARY AGENDA ITEMS:

Tracy: We will be meeting across the hall next month.

8. ADJOURNMENT

MOTION – **Jody/Daniele**: Adjourn; passes (10-0-1c) @ 8:40 p.m.

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

Prepared: 01/18/06 tr

Revised: 01/2706 tr

Draft (Final) Approved: Jan. 26, 2005
Motion was by: Nelson/Laman

Revisions are in: Double Underlined and Italic
PAC vote was: 8-0-1 Lopez/1c