

**CROSSROADS REDEVELOPMENT PROJECT AREA
PROJECT AREA COMMITTEE
- REGULAR MEETING -
FINAL - MINUTES OF THURSDAY, APRIL 26, 2007**

The members of the Crossroads Project Area Committee (PAC) held their Regular 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 8:23 p.m.

Members present at Roll Call: Thomas Du, Alison J. Grant-Carlos, Harry Kattoula (departed @ 7:40 p.m.), Daniele Laman, Jose Lopez, Anthony Lovio (arrived @ 6:42 p.m.) Charles Maze, James Simon, and Jody Talbott [9]

Arrived after Roll Call: none

Not Present: Kevin Carter, David Nelson, Christine Van Spronsen, Lani Stacks (e), Erik Weichelt, and Michael Trunzo [6]

Staff in attendance: Tracy Reed and Melissa Garcia

Public in attendance: Eighteen guests signed attendance sheet.

CALL TO ORDER: Called to order at approximately 6:35 p.m. by Charles Maze, Chair.

1. ROLL CALL: A quorum was established when 8 of the 15 PAC members were present.

2. APPROVAL OF AGENDA: for April 26, 2007.

MOTION – Jose/Thomas: Approve agenda with revisions; University Avenue Street Lights first under New Business and Establish a University Avenue & other Subcommittees second under New Business; passes (7-0-1c).

3. APPROVAL OF MINUTES: for March 22, 2007.

MOTION – Jose/Daniele: Approve minutes, with additional information and correction: passes (8-0-1c).

4. COMMENTS ON NON-AGENDA ITEMS: (synopsis of discussions)

▪ **Committee –**

Charles: There are flyers on the back table regarding the College Neighborhoods El Cerrito Home Tour for Saturday, May 5, 2007. It includes 7 homes a Victorian mansion that is 100 years old and a Castle. You can purchaser tickets on-line.

▪ **Public –**
none

5. OLD BUSINESS: (synopsis of discussions)

▪ **Update – Project Area**

Tracy: Eric Weichelt has resigned from the PAC. His Commercial south position will be included in the annual election for a 1-year term. The PAC does not need

to take any action regarding his resignation. Work on the El Cajon Boulevard medians is progressing well. I have not received any construction complaints. The calls that I have received are from residents who want to know about the plant material. The Agency is moving closer to City Hall. The Agency's new address will be 1200 3rd Avenue, 14th Floor, and my telephone number will be 619-236-6543. At the bottom of the Agenda is the new address and new general number for the Agency. A Community Health Program has approached the City with desire to lease a portion of the vacant Chollas Parkway west of 54th Street to establish a community garden.

- **Update** – Chollas Triangle, Request for Proposals (RFP)
Daniele: The Committee is working with an Economic Consultant to clarify economic and funding issues regarding the proposals. Staff and the consultants expect to meet with the respondent teams to confer about economic and funding issues in late May or early June. After the economic and funding issues are ironed out the committee will reassemble to select a proposal in June or early July. The committee will invite the selected team to present their proposal to the PAC at the July meeting. I will pass my report around.

6. NEW BUSINESS: (synopsis of discussions)

- **Discussion/Possible Action** – University Avenue Street Lights
Jody:
Several years ago the Community Relations Officer assigned to this area responded to a letter from Jody regarding crime along University Avenue and lighting issues. Because of the letter Traffic Engineering reviewed the existing street light installation regarding the City Standard. Engineering determined that the current installation of street lights did not meet City Standards and PD determined that lighting per City Standards could reduce crime. Because of this analysis Councilmember Madaffer requested the City establish a Capital Improvement Project (CIP) which would provide street lights to meet City Standards. The CIP notes that the design and construction will be scheduled when funding is secured. The current engineering estimate for a street lights including engineering work is \$10,000 each. Recently PD has indicated an interest to investigating the installation of video cameras along this portion of University Avenue to further reduce crime.

MOTION – **Jody/Jose:** Approve funding, not to exceed, \$500,000 for 47 street lights on University Avenue: passes (8-0-1c).

- **Discussion/Possible Action** – Establish a UA & Subcommittees & Public
Charles:
With the CIP for street lights along University Avenue and the analysis of forming some type of BID, MAD or other organization for University Avenue it seems to be the appropriate time to form a Subcommittee in order to review and analyze issues.

MOTION – **Jody/Daniele:** Establish a subcommittee for University Avenue, Jody will be chair, and Tony will be on subcommittee: passes (8-0-1c).

MOTION – **Jose/Jody:** Establish a subcommittee for Housing (all types), Jose will be chair: passes (8-0-1c).

MOTION – **Jose/Daniele:** Establish a subcommittee for Budget, Implementation Plan and Communications to the Public, Charles will be chair, with Jim and Daniele also on subcommittee: passes (7-0-1c).

- **Orientation** – PAC Election; Procedures, Process & Eligibility
Tracy: We will be holding the annual PAC Election on Thursday, June 28th. Seven positions will available: 1 commercial north, 2 commercial south, 1 residential owner College & City Heights, 1 residential owner Eastern, and 2 community organization. Two of the positions will be for a 1-year term. Next year 5 positions will be open. Members in this years open positions are: Alison, Harry, Eric, David, Kevin, Jody & James. I have provided everyone with the draft notice. Please review closely the documentation required to be a candidate and voter. Especially the documentation required to be a candidate or a voter for a Community Organization. There is a possibility that we may need to hold a complete PAC meeting while the PAC election is being held.
- **Discussion/Possible Action** – 1st Implement; CentrePoint DDA
Tracy: Since the DDA was executed on April 11, 2006 staff has been meeting with the development team for DWC regularly. In February of this year DWC informed the Agency that several submittal items within the Schedule of Performance of the Agreement would not be available as scheduled do to the size, scope and complexity of the development. At that time staff reviewed the Schedule and it became apparent that several submittal items were not in the appropriate sequence and therefore would not be available within a reasonable time. Staff and DWC have agreed upon reasonable revisions to the Schedule. Only the Board has the authority to approve such revisions by an Implementation Agreement. DWC has informed staff that they have been approached by a rental developer who is interested in purchasing the Project and Agreement. At this time the DWC has not requested an assignment or transfer of the Agreement. If DWC intends to sell the Project to a Developer and transfer the Agreement. The Agreement requires that such a transfer be approved by the Board prior to the transfer.

MOTION – **Jose/Daniele:** Recommend adoption of implementation agreement with DWC for CentrePoint project to help make project go forward: passes (7-0-1c).

- **Update** – Aztec Inn, ENA
Tracy:
The ENA with AMCAL will expire on May 3rd. AMCAL has indicated a desire to continue to work with the Agency to provided affordable for-sale housing within Phase 1. The Agency wants to ensure affordable housing within Phase 1 is

provided in compliance with Redevelopment Law. The Agency will work with AMCAL to reach an Owner Participation Agreement (OPA) for Phase I. The Agency will pursue redevelopment of Phase 2 in order to implement the community and redevelopment plan recommendations. AMCAL has indicated a desire to continue to pursue the development of Phase 2.

▪ **Information/Possible Action – Mid-Term Progress Report**

Melissa:

Redevelopment Law requires the Board conduct a public hearing to review and evaluate the Redevelopment and Implementation Plan for a Project Area during the life of Implementation Plan. The Crossroad Implementation Plan was adopted in May 2003. Notices will be mailed to PAC members and Crossroads interested parties 3-weeks prior to the Hearing. The tentative Hearing date is June 12th. Draft copies of Crossroads Report have been provided to the PAC and interested parties. The Report documents the accomplishments within the Project Area. There is no requirement that the PAC take action regarding the Report. If the PAC wishes they could state (motion, action) that they have discussed and reviewed the Mid-Term Report.

MOTION – Daniele/Jose: Recommend approval of mid-term report for five-year implementation plan: passes (7-0-1c).

▪ **Information/Possible Action – Senate Bill 53 & 1809; CRL**

Melissa:

Senate Bill 53 requires the Local Legislative Body that adopted a Redevelopment Plan prior to January 2007 to adopt an ordinance amending the plan to include a description of the Plans eminent domain authorization. SB 1809 requires the recording of revised Plan statement with the County regarding what authorizes the acquisition of property by eminent domain. Copies of law and a general description have been provided to the PAC and interested parties.

MOTION – Jose/Jim: PAC committee discussed and reviewed Senate Bill 53 and 1809 (admin only) and supports bills: passes (7-0-1c).

7. NEXT MEETING DATES AND PRELIMINARY AGENDA ITEMS

- **May 24, 2007:** Regular Meeting
- **June 28, 2007:** Special Meeting and Annual PAC Election
- **July 26, 2007:** Annual Meeting (in Adams Hall)

8. ADJOURNMENT

MOTION – Jody/Daniele: Adjourn; passes (7-0-1c) @ 8:23 p.m.

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

Prepared: 05/06/07 twr
Revised: 05/29/07 twr

Draft (Final) Approved: 05/24/07
Motion was by: Jose/Daniele

Revisions are in: *Double Underlined and Italic*
PAC vote was: 6-0-1c/3 (Kevin, David & Kasra)