

**CROSSROADS REDEVELOPMENT PROJECT AREA
PROJECT AREA COMMITTEE
- REGULAR MEETING -
FINAL - MINUTES OF THURSDAY, MAY 24, 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 8:20 p.m.

Members present at Roll Call: Kevin Carter, Daniele Laman, Jose Lopez, Charles P. Maze, Kasra Movahedi (new appointment), David Nelson, James Simon, Jody Talbott, Michael Trunzo (departed @ 8:00 p.m.), and Christine Van Sporsen. [10]
Arrived after Roll Call: Anthony Lovio (arrived @ 6:45 p.m.). [11]
Not Present: Alison J. Grant-Carlos, Harry Kattoula and Lani Stacks (resigned) [3].
Staff in attendance: Tracy Reed and Melissa Garcia
Public in attendance: Twenty-Three 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 10 of the 14 PAC members were present. 1 PAC position was vacant at the time of Roll Call.
2. **APPROVAL OF AGENDA:** for May 24, 2007.

MOTION – Jose/Jim: Approve agenda with revision; Add under Old Business Discussion on forming Subcommittee for Parks and Transportation (9-0-1c).

3. **APPROVAL OF MINUTES:** for April 26, 2007.

MOTION – Jose/Daniele: Approve minutes with revision: passes (6-0-1c/3 David, Kevin and Kasra).

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

- **Committee –**

- Daniele: Article in the U-T regarding a state bill and proposed constitutional amendment that will address eminent domain for owner occupied residential and small business owners. The authors hope to have the amendment on the ballot for November.

- Mike: Introduced Jennifer Finnegan as the new executive director for the College BID.

- Jose: I like the University Avenue Working Group agenda/notice.

- **Public –**

- Bettina Rausa: There is a press release regarding the Darnall Community Council members voting to change the community name to Redwood Village. We are seeking funding for community signs.

5. **OLD BUSINESS:** (synopsis of discussions)

▪ **Update** – Project Area

Tracy: The Agency's 2008 Budget was submitted to the Board on May 15th. Copies of that portion of the budget are available in the back of the room. Status of Crossroads 2007 objectives and programs can be found on page 6 and 7, 2008 objectives and programs can be found on page 14 and 15.

Tracy: I would like to remind everyone of the upcoming PAC election on June 28th. The election notice was mailed to every property owner and occupant within the project area on May 11th. Cost of mailing is included in the annual budget. Candidate forms are available on-line and at the back of the room and must be completed and submitted by June 21st. If you will be voting in the election I recommend reviewing candidates form because the voter form is similar.

Charles: Who and what positions up for election?

Tracy: 1) Kevin Carter, Residential Owner Occupant Eastern; 2) David Nelson, Residential Owner Occupant City Heights/College; 3) Alison Grant-Carlos, Business Tenant Property Owner Northern; 4 & 5) Harry Kattoula and Eric Weichelt, Business Tenant Property Owner South; 6 & 7) Jody Talbot and James Simon, Community Organization At-Large. All but one of the community organization positions is for a two year term.

Tracy: City Heights has appointed Kasra Novahedi as there representative on the PAC, Kasra replaces Thomas Du.

Tracy: Lani Stacks called and has resigned from her position on the PAC. She has moved to Ocean Beach and no longer qualifies as a residential tenant from the Eastern Area. Since her resignation was after the annual election notice the PAC will be able to appoint someone after the election to the remaining portion of her term.

▪ **Discussion** – Parks and Transportation Subcommittee (added)

James: I think we should form a Parks and Transportation Subcommittee and I would volunteer to be chair and I believe Jose would agree to be vice-chair.

Tracy: Since this was not included on the Agenda it can be discussed but no action can be taken.

Charles: Lets discuss this subcommittee and then continue the discussion until it can be an action item at a future meeting.

Jody: I think Daniele should be included in this subcommittee to represent the eastern planning area.

A PAC member asked why an El Cajon Blvd. subcommittee had not been created.

Mike: I believe the BID acts as that subcommittee and everyone is invited to attend our monthly meetings in order to discuss issues or concerns. The BID would work with the neighborhoods to prepare design guidelines for the Blvd.

A PAC member suggested to include a BID update on the agenda as we do for the status of the project area.

- **Information/Possible Action:** Amended Schedule of Performance for the CentrePoint Project

Tracy: Last month the PAC requested to see a copy of the Amended Schedule of Performance for the CentrePoint Project. I have provided PAC members with copies of the Amendment and copies are also available in the back of the room.

Tracy: DWC has requested to revise several deadlines within the schedule: 1) Extend the contingency end date to 24-months; 2) extend the submission of 50% complete construction drawings to 20-months; 3) extend the submission of final construction drawings to 23-months; 4) reduce the commencement of demolition; 5) revise the commencement of the construction of the residential wrap units; 6) extend the completion of the construction of the residential wrap units to 24-months; 7) revise the submission of the affordable housing marketing plan to 6-months. Staff supports revising the submittal deadlines of the schedule due to the size and complexity of the development.

Christine: Why do revise the term days for months?

Tracy: We wanted to be consistent through-out the schedule to use months rather than days. Most agreements do not restrict revisions to the schedule, but the CentrePoint agreement does.

6. NEW BUSINESS: (synopsis of discussions)

- **Information** – Update on CentrePoint Project

David Keiffer: We have fenced most of the site; we have obtained a demolishing permit. We are working on a LEED certification regarding the demo. We are trying to recycle 90% of the job with a goal of recycling 75% of the material. The walls should start coming down in 3 to 4 weeks. All but the office building will be demolished as part of this first phase. We will crush material off-site. We are under review for final engineer permits for site work and grading. I would be happy to return to the PAC to provide regular updates on the project.

Charles: Why is DWC considering selling the site and agreement?

David K: The market has changed, especially in for-sale had slowed, the future for financing that type of development is not bright. We were approached by a number of individual buyers and we believe that JPI is serious and well qualified. JPI will come to a PAC meeting at the appropriate time.

Mike: Don't you have entitlements for the development? Isn't the Agreement related to financing for the affordable units?

Tracy: There is three parts to the development. 1) site or property ownership; 2) discretionary permit for development; 3) agreement with the agency. The term entitlements are associated with the development permit which DWC obtained for the site in early 2006. The DDA or agreement with the agency was approved and execute with the Agency in April of 2006. The agreement assists with or funds the financial gap regarding 47 affordable for-sale units.

Jody: Rolando does not want 300 plus mini dorms. That was not the development or the agreement. The agreement was for a for-sale development. A community member stated that five neighbors of the site were in attendance at the meeting and they did not want apartments or mini-dorms built on that site.

Jody: Isn't apartment funding easier to obtain?

A community member asked if the site zoning allowed apartments or rentals?

Tracy: The underlying zoning is commercial which allows mixed use such as residential but it does not address rental or for-sale residential development.

Christine: If it is a rental development will it be the same plan and design that we saw and recommended?

David K: We are in discussion with JPI to purchase the site, entitlements and agreement as approved. Timing is 120 days at the longest.

7. NEXT MEETING DATES AND PRELIMINARY AGENDA ITEMS

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

8. ADJOURNMENT

MOTION – **Jose/James**: Adjourn; passes (9-0-1c) @ 8:20 p.m.

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

Prepared: 05/30/07 twr

Revised: 06/29/07 twr

Draft (Final) Approved: June 28, 2007
Motion was by: Kevin/Daniele

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