

CROSSROADS REDEVELOPMENT PROJECT AREA
PROJECT AREA COMMITTEE (PAC) - REGULAR MEETING
FINAL - MINUTES OF THURSDAY, MAY 28, 2009

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

Members present at Roll Call: Jennifer Finnegan, Daniele Laman, Cynthia Lewis, Charles Maze, John Mireles and Jody Talbot [6]

Arrived Members that arrived after Roll Call: Lina Dewey (6:50) [1]

Members not present: William (Bill) Albrektsen, Kasra Movahedi, David Nelson (e), Anna Orzel-Arnita (e) and Anthony Lovio (e) (6:40) [5]

Agency Staff in Attendance: Ulysses Panganiban and Tracy Reed

Public in Attendance: Thirteen (13) signed registration attendance sheet

Documents Distributed: 1) San Diego Housing Commission memo dated 4-29-09 regarding HELP; 2) NCCD status memo dated 5-28-09; 3) Internet print-out regarding Neighborhood Code Compliance enforcement and priorities; 4) Flyer regarding free tire recycling event; 5) Engineering list of missing sidewalks within Crossroads; 6) PAC outline of Brown Act; 7) PAC presentation of Brown Act; and 8) Crossroads FY 2010 Budget presentation.

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

1. ROLL CALL: A quorum was established until 6:50 p.m. when 7 of the 12 PAC members were present. Currently 3 positions are vacant (1-Residential Owner, College Area/City Heights; 1-Residential Tenant, Eastern Area, and 1-Business/Property Owner Southern Area).

2. APPROVAL OF AGENDA: For May 28, 2009

Charles: Under Old Business add 15-minutes to CentrePoint, table Reconsideration of El Cajon Sidewalks to July and under New Business correct Budget to 2010.

MOTION – **Charles:** Accept agenda with changes. (5-0-1c)

3. APPROVAL OF MINUTES: For April 23, 2008

Charles: The community history scrap book work shop was on May 9th.

MOTION – **Daniele/Jennifer:** Approve minutes with changes (5-0-1c).

4. COMMENTS ON NON-AGENDA ITEMS: Committee & Public

Committee:

Jennifer: The College BID planted 86 trees from 54th St. to 73rd St. The College BID is seeking Bids to install hanging flower baskets as part of a pilot program on 14 street lights.

Daniele: I won't be here in June but the Eastern Area has selected a voter for the June PAC election.

Public:

Carl Luster: I sent Tracy an email and attachments regarding wider sidewalks and the urban design sections of the two community plans. This was regarding the repair and replacing El Cajon Blvd sidewalks.

Ann Schoeller: What is the status of the installing sidewalks along 67th St?

5. REPORTS: (synopsis of discussion)

Elected Officials:

Kimvan Nguyen: None

Agency Staff:

Tracy: On May 22nd the SANDAG board approved our Planning grant for \$275k for Chollas Triangle. We have 12-months to prepare and proceed with a Community Plan Amendment. Tait Galloway a Senior Planner from Community Planning will be the project manager. The University Avenue streetlights project should be advertised in the first week of June. Advertising will take about a month and award will take 3-months. The construction should start sometime from late September to mid October. The expansion of University Square at the corner of 58th and University Ave is complete. It appears that about half of the new retail space has been occupied and most of the establishments are food. The historic neon sign from the previous Chinese restaurant has been reinstalled. We are tentatively scheduled to go to the Agency and Council with for the North Chollas Park multi-purpose building on July 14th. The construction of building would be complete in FY 12. At that time \$30k will need to be appropriated for annual maintenance which could become an issue. The Urban Farm is under construction.

Ulysses: Reported out about the HELP program, transfer of additions FY 09 funds and potential FY 10 funds and explained the Housing Commission Memo.

City Staff:

Leslie Sennet: with Neighborhood Code Compliance Department (NCCD). She discussed and answered questions regarding the on-going code enforcement effort and status memo.

Chair: none

Subcommittee(s): None

6. OLD BUSINESS: (synopsis of discussion)

- **Discussion & Possible Action:** Update on Proposed 4th Implementation Agreement and Revisions to the Replacement Housing

Tracy: At this time Agency staff has not reach and agreement on the terms for the 4th Agreement. I am not seeking a PAC recommendation at this time. The property and building must be secure, safe and not a nuisance. The building must be graffiti free. The property needs to

have a fence that prohibits trespassing and is well maintained. The current fence needs to be more secure. If trespassing continues to be a problem perhaps security cameras need to be installed to monitor the building and property. The rubble needs to be addressed. We could reach some type of agreement to recommend consolidating, securing and screening the rubble in a central location. That solution is not consistent with the City code. Some people have recommend providing an area (10' to 20' wide) around the property in which to screen the site and install landscaping that is a long term solution. At a later time we could evaluate that solution but we need a quick resolution regarding securing the property and building. We have been in meetings and in communication with representatives of the partnership/property owner. They have indicated that they do not have the financial resources to continue the ongoing level of maintenance and security of the property. Their financial resources are complicated because their equity partner is in bankruptcy. We may need to have a regular PAC meeting in June along with the PAC election in order to resolve this issue.

Committee: The building is not long secure and the trash and debris on the site needs to be removed.

John: I see four tracks. 1) Agreement, 2) Code Enforcement, 3) Addressing Blight, and 4) Entitlements. I have a plan that is achievable. The existing berm adjacent to El Cajon Blvd could be planted with materials to screen the site from the Blvd. Sometime later we could remove existing concrete and plant. We need the property owner to be involved and work with us. 1) Property owner agree to allow the planting, 2) the agency to provide the funds for the plants, 3) work with David Reed the landscape architect to prepare a plan, 4) the College MAD would water and maintain the landscaping along the Blvd. I have contacted the property owner representative David Kieffer. We need cooperation from the property owner. We may need to loan the property owner the money to remove the rubble. We need to push to have the vacant building demolished. When need to get involved regarding the extension of the entitlement before February next year. Passed out a plan and recommendation on how to tackle and beautify the site.

Jan Hintzman: With Rolando Community Council. I would like to thank John for his work and is proposal try a beautify the site. The community is stuck. The only movement is downward. The community needs the help of the PAC to get things moving in a positive direction. We are very concerned regarding a developer and property owner not being responsible. We need to discuss the possibility of the developer defaulting on the agreement and not supporting an extension of the agreement or entitlement.

John: DWC is trying to sell the property. The agency agreement, the 4th implementation agreement , and the project entitlements have value.

Charles: We are trying to obtain some police reports regarding trespassing and vandalism recently reported on the property. If you see illegal activity on the site and property please call and report it to the non emergency police line at 531-2000. We need to have a record of continual illegal activities. Please contact the community resource office and obtain a incident report number when you call.

Dan Stoddard: I saw six kids entering the property with skate boards this evening. Rolando has been suffering long enough with the rubble. Four of my neighbors are in bankruptcy and the City is not helping them. Then why should the city help this developer? We could have a farmers market on the site once week.

Laury Coultas: I live cattycorner to the site. I don't think the city or the PAC should cover clean-up. The clean-up should be paid for by the property owner. Anyone individual that wasn't a developer would not be allowed this length of time to clean-up the site. I would like to see the Sprint lease. How long is the lease? What are the payments? The payments could be used to maintain the site. I heard the estimate to temporally to relocate Sprint was \$85,000. Has anyone confirmed the cost?

Ann Schoeller: Do not go on with the agreement unless they clean-up the property.

John: Even if the property owner cleans-up the site we will still have a visual and blight issue for 5 to 10 years.

Daniele: How could the city or crossroads acquire the property?

Jody: I am in the insurance business. There is currently a lot of vacant retail space in very good commercial centers. The current economic issues are affecting everyone. Everyone is having a problem.

Jennifer: A majority of the site is within the College MAD we could help clean up the glass from the site that is accessible. We need to review the engineering report for the MAD to ensure what assistance we can provide.

Charles: This issue will be on the Agenda for the June PAC meeting. I expect the PAC to take action next month even if the property representative is not at the meeting.

- **Discussion & Possible Action:** Reconsider Project to Install, Repair and Replace Sidewalks along El Cajon, from 54th St to 73rd Street.

Tracy: This item has been tabled until the July PAC meeting. However, I have distributed the will provide the analysis from Engineering regarding missing sidewalks. I want to include the installation of sidewalks along 67th St with this ECB sidewalk project to save administrative costs.

Charles: We have tabled this item because two of the PAC members that are interested in the project are absent tonight.

7. NEW BUSINESS: (synopsis of discussion)

- **Information & Possible Action:** Project Area Budget for Fiscal Year 2010

Tracy: The estimated FY 09 Carryover for Capital Projects is \$3,382,530. A majority of these funds are set-aside for the recently approved projects such as Streetlight, Chollas Park

and Chollas Triangle. The carryover in Low-Mod is considerably less than the previous years because we obligated all of the Low-Mod funds expected for the Village Green rehab. Wakeland Housing closed on the property this week. Estimated FY 10 Revenue is \$3,299,072 for capital projects, \$832,460 for Low-Mod, \$33,298 for interest, and \$221,609 of prior year revenues. Estimated FY 10 Expenditures is \$2,010,918 for capital projects, \$832,460 for Low-Mod, \$33,298, \$1,068,277 for tax sharing, \$263,868 for Redevelopment Division, and \$210,916 for City Services which includes our the cost for code enforcement. In the presentation handout we provide tables that compare revenue and expenditures for FY 09 and 10. Under revenue we expect less prior year revenue carryover which is the July payment. Under expenditures there is a reduction in the Redevelopment Division cost. If the PAC wishes you can make a recommendation to the Agency Board regarding the proposed Project Area Budget for FY 2010?

- **Information & Discussion:** Brown Act & Conflict of Interest.

Kendall Berkey: Deputy City Attorney, assigned to the Redevelopment Agency. The Brown Act applies to PAC's by State Code. It also applies to PAC subcommittees. If an add hawk subcommittee has a majority of PAC members the Act also applies. Some to the common questions that PAC's have are; What is a meeting? What are the exceptions? Recently the legislators revised collective occurrence after some court cases. See PowerPoint and handout distributed.

8. NEXT MEETING DATES & TENTATIVE AGENDA ITEMS:

- **June 25, 2009:** Annual PAC Election, 8 committee positions.

Charles: This will also be a regular meeting and CenterPoint will be on the agenda for action/recommendation.

- **July 23, 2009: Regular meeting.**

Charles: We will discuss and review sidewalks; missing, repair and replacement.

9. ADJOURNMENT:

MOTION – Jennifer/John: Passes (6-0-1c) @ 8:32.

Prepared: 05-03-09 twr

Revisions: 07-01-09 twr

Draft (Final) Approved: June 25, 2009
Motion was by: John/Bill

Revisions are in: *Double Underlined and Italic*
PAC vote was: 3-0-4 [Anna, Kasra, Bill & David]/1c
