

**CROSSROADS REDEVELOPMENT PROJECT AREA
PROJECT AREA COMMITTEE (PAC)
- REGULAR MEETING -
FINAL - MINUTES OF THURSDAY, JUNE 23, 2011**

The members of the Crossroads Project Area Committee (PAC) held their regular meeting at the College Avenue Baptist Church, Centennial Education Center, 4747 College Avenue, San Diego, California, from 6:34 p.m. to 7:33 p.m.

Members Present at Roll Call: Cynthia Lewis, Jennifer Finnegan, Charles Maze, Daniele Laman, Jim Varnadore, Anna Orzel-Arnita, and Mario Ingrassi [7].

Members Arriving after Roll Call: David Nelson (6:36) [1].

Members Not Present: Jeannette Maxwell, Jose Lopez, John Mireles, and Herlindo Salinas [4]

Staff in Attendance: Tracy Reed (RDA) and Ulysses Panganiban (RDA).

Public in Attendance: Six (6) signed attendance sheet.

Documents Distributed: **1)** Crossroads Project Area Code Enforcement Report for June 2011; **2)** Draft Crossroads PAC Meeting Minutes for May 26, 2011; **3)** University Avenue Mobility Study Community Workshop flyer; and **4)** College Area BID/Crossroads PAC Ad Hoc Committee Comments on RDA Restructuring Proposal.

CALL TO ORDER: Called to order at approximately 6:34 p.m. by Charles Maze, Chair.

1. ROLL CALL: A quorum was established at 6:34 p.m. when 7 of the 12 PAC members were present.

2. APPROVAL OF AGENDA: For June 23, 2011

MOTION – Jim/Cynthia: Approve agenda as presented; passes (7-0-1c)

3. APPROVAL OF MINUTES: For May 26, 2011

MOTION – Daniele/Mario: Approve minutes as amended; passes (4-0-4c)

4. CANDIDATE FORUM:

- a. Residential Owner-Occupant (City Heights or College Area)
 - Tamara Lockett
- b. Residential Owner-Occupant (Eastern Area)
 - Cynthia Lewis
- c. Business/Property Owner (Northern Area)
 - Kenneth Carpenter (absent)
- d. Business/Property Owner (Southern Area)
 - David Nelson
- e. Community Organization at Large
 - Mario Ingrassi, Rolando Community Council, Inc.
 - Rickie Brown, Fox Canyon Neighborhood Association, Inc.

5. **ELECTION:**

At 7:00 p.m., the annual Crossroads Redevelopment PAC election was opened by the City Clerk in an adjacent conference room. The polls remained open until 8:30 p.m.

6. **COMMENTS ON NON-AGENDA ITEMS:** (synopsis of comments)

Committee:

Mario: Is there grant funding to do traffic signals at the three corners of Chollas Triangle?

Anna: I would like to give an update on the Billman Square mural. 7-Eleven has indicated that the company will not be able to fund the mural. I've sent an appeal letter. In talking with the artist, the mural may be placed on panels so that it could be moved.

Public (Audience):

Laura Riebau: There will be a community meeting on the Chollas Triangle community plan amendment sometime in July 2011, and I'm strongly encouraging the community to participate and let their voices be heard before it's too late. I'm requesting Tracy to help spread the word.

Jan Riley: Will there ever be a mobility study done for El Cajon Boulevard?

7. **Reports:** Elected Officials, Chair, Subcommittee(s), & Agency/City Staff (synopsis of comments)

Council District 7 Representative –

None.

PAC Chair –

None.

Agency Staff –

Tracy: University Avenue Mobility Study: There will be a community workshop on July 21.

Community participation is strongly encouraged and very important. **CentrePoint:** The auction has been postponed to August 1. **State Budget:** The Senate and Assembly passed budget trailer bills (ABX1 26 and ABX1 27), which eliminate and provide for the re-establishment of redevelopment agencies. Some portions of these bills could be illegal/unconstitutional. Per ABX1 27, if a redevelopment agency pays a "ransom," it could be reborn and not completely eliminated. It is estimated that the Crossroads payment for this year per the bills would be approximately \$1.8 million and \$600,000 for each subsequent year. Funding to construct sidewalks within the Chollas Creek neighborhood would be deleted from this year's budget should the bills become effective. **North Chollas Community Park:** The City Council hearing to authorize Agency funds and authorize a contract to construct a multi-purpose building is tentatively scheduled for July 12. **El Cajon Boulevard Sidewalks:** The City Council hearing to authorize Agency funds to repair and replace sidewalks is tentatively scheduled for July 19. **Code Enforcement Report:** Since March 2011, seven (7) additional properties with potential code enforcement issues have been identified.

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

a. Discussion/Possible Action: Redevelopment Agency Restructuring Proposal and CABID/PAC Ad Hoc Committee Report

The PAC discussed the report produced by the joint College Area BID and PAC Ad Hoc Committee on Council Member Marti Emerald's redevelopment agency restructuring proposal. Per Jennifer, the College Area BID has already sent a copy of the report to Council Member Emerald on behalf of the BID. The Ad Hoc Committee was strongly against merger of the all the project areas and was concerned about certain project areas getting neglected. A lot of the text of the proposal seemed purposely vague (to initiate the discussion) and so the Ad Hoc Committee compiled a lot of requests for clarification. Therefore, the report doesn't present a

positive or negative opinion on the proposal. Jim expressed opposition to the idea of having CCDC manage redevelopment across the City, seeing it as a prelude to merging all the project areas to allow for funding of a new football stadium. Jim expressed support for bringing downtown redevelopment under the management of the City's Redevelopment Department, dissolving CCDC, but keeping SEDC. David expressed no real benefit to having one development corporation manage all the project areas, especially as specific attention paid to each project area is diminished. Members expressed the need to move the discussion along and potentially provide another set of comments in July to include Jim's and David's comments and other thoughts.

MOTION – **Anna/Daniele:** Forward the first found of comments and requests for clarification compiled by the CABID/PAC Ad Hoc Committee on the redevelopment agency restructuring proposal to Council Member Emerald; passes (7-0-1c)

9. NEW BUSINESS: (synopsis of discussion)

None.

10. NEXT MEETING DATES & TENTATIVE AGENDA ITEMS:

a. July 28, 2011 – If necessary

b. August 25, 2011 – Annual meeting, installation of new PAC members, and election of officers

11. ADJOURNMENT: at 7:33 p.m., Jennifer/Anna, passes (7-0-1c)