

**CROSSROADS REDEVELOPMENT PROJECT AREA  
PROJECT AREA COMMITTEE (PAC)  
- REGULAR MEETING -  
FINAL - MINUTES OF THURSDAY, JULY 28, 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 6:32 p.m. to 7:45 p.m.

**Members Present at Roll Call:** Anna Orzel-Arnita, David Nelson, Cynthia Lewis, Jeannette Maxwell, Jim Varnadore, Jose Lopez, and Jennifer Finnegan [7].

**Members Arriving after Roll Call:** Herlindo Salinas (6:34), Mario Ingrasci (6:34), Daniele Laman (6:48) [3].

**Members Not Present:** John Mireles and Charles Maze [2]

**Staff in Attendance:** Tracy Reed (RDA), Ulysses Panganiban (RDA), James Davies (RDA), and Chris Pearson (CD7).

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

**Documents Distributed:** 1) Crossroads Project Area Code Enforcement Report for July 2011;

2) Draft Crossroads PAC Meeting Minutes for June 23, 2011; 3) Proposed Crossroads Redevelopment Project Area ABX1 27 Voluntary Payment Table; 4) The Emerald News (July 2011); and 5) Neighborhood Beat Flyer on CPR Training.

**CALL TO ORDER:** Called to order at approximately 6:32 p.m. by David Nelson, Vice Chair.

1. **ROLL CALL:** A quorum was established at 6:32 p.m. when 7 of the 12 PAC members were present.
2. **APPROVAL OF AGENDA:** For July 28, 2011

**MOTION** – **Jim/Jose:** Approve agenda as presented; passes (7-0-0)

3. **APPROVAL OF MINUTES:** For June 23, 2011

**MOTION** – **Jose/Cynthia:** Approve minutes as presented; passes (6-0-1)

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

**Committee:**

Anna: Since 7-Eleven will not be able to contribute to the mural, the project has been cancelled.

Jose: The City Attorney's Office announced on July 26 that a settlement has been reached regarding the property at 3611–3631 Euclid Avenue with an illegal auto body shop and numerous code violation issues.

**Public (Audience):**

None.

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

Council Member Emerald urged those in attendance to continue to participate in the redistricting process and to provide comments on the recently released maps of the proposed council district boundaries. She congratulated the new PAC members ratified by Council, and thanked those

serving on the PAC. Council Member Emerald also discussed the Fiscal Year 2012 budget and her proposal to reform redevelopment in San Diego. She fielded various questions regarding these topics.

**PAC Chair –**

None.

**Agency Staff –**

Tracy: **University Avenue Mobility Study**: Approximately 50 people attended the workshop on July 21. Participants had the opportunity to examine different options, and the option that had the highest level of support at the workshop would require the formation of a maintenance assessment district and assistance from the Agency. **CentrePoint**: The auction has been postponed to August 1. **North Chollas Community Park**: The City Council hearing to authorize Agency funds and authorize a contract to construct a multi-purpose building is scheduled for August 1 (postponed from July 12). **El Cajon Boulevard Sidewalks**: The City Council hearing to authorize Agency funds to repair and replace sidewalks is tentatively scheduled for sometime in September. **52<sup>nd</sup> and Landis Street Sidewalks**: Agency staff is working with Engineering & Capital Projects Department staff to evaluate the need for sidewalk installation and repair and to initiate the process. **Northgate Gonzalez Market**: The tentative grand opening is Thursday, September 15. More information should be available in August. **Crossroads Redevelopment PAC Election**: Council ratified the results of the 2011 annual election on July 26. **Code Enforcement Report**: Since June 23, 2011, ten (10) additional properties with potential code enforcement issues have been identified.

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

None.

**7. NEW BUSINESS:** (synopsis of discussion)

**Discussion/Potential Action:** Proposed Redevelopment Continuation Ordinance and Related Proposed Fiscal Year 2012 Budget Amendments

Staff presented information on the proposed Redevelopment Continuation Ordinance. The first reading was held on July 18. The Ordinance would commit the City to paying the State of California a certain amount of money this year and in the following years to allow the Agency to continue existing and redevelopment projects/programs to go forward (otherwise, the Agency would be dissolved by October 1). Payment amounts would be based on complex formulas. For the Agency as a whole, approximately \$69.8 million would need to be paid in Fiscal Year 2012, of which approximately \$1.8 million would come from Crossroads. For Fiscal Year 2013 and beyond, it is estimated that the Agency as a whole would need to pay \$16.4 million, of which approximately \$433,000 would come from Crossroads. To accommodate the Fiscal Year 2012 payment, staff proposed reducing the “Public Infrastructure Projects” line item by approximately \$1.6 million and the “Unallocated Non-Housing Projects” line item by approximately \$213,000. Specific projects to be affected include the Chollas Creek Neighborhood Sidewalks (reduced by \$1,450,000) and the University Avenue Mobility Study Implementation (reduced by \$176,000). PAC members asked questions regarding why those two projects were chosen to be reduced. Staff indicated project status/readiness, near-term schedule, and cost were considered. The PAC would have opportunities in the future to recommend further revisions to the budget if such revisions are warranted.

**MOTION** – **Jim/Jose**: Recommend adoption of the Redevelopment Continuation Ordinance by the City Council; passes (10-0-0)

**MOTION** – **Jennifer/Cynthia:** Recommend approval of the proposed Fiscal Year 2012 Crossroads Redevelopment Project budget amendments as presented by staff to reflect the Continuation Ordinance payment to the State in Fiscal Year 2012; passes (8-0-2) with Jim and David abstaining

**8. NEXT MEETING DATES & TENTATIVE AGENDA ITEMS:**

- a. **August 25, 2011** – Annual meeting, installation of new PAC members, and election of officers
- b. **September 22, 2011** – If necessary

**9. ADJOURNMENT:** at 7:45 p.m., Jennifer/Jose, passes (10-0-0)