

**CROSSROADS REDEVELOPMENT PROJECT AREA**  
**PROJECT AREA COMMITTEE (PAC) - ANNUAL MEETING**  
**FINAL - MINUTES OF THURSDAY, AUGUST 27, 2009**

The members of the Crossroads Project Area Committee (PAC) held their Annual Meeting at the College Avenue Baptist Church, Visitor Center Building at 4747 College Avenue, San Diego, California, from 6:34 p.m. to 8:15 p.m.

Members present at Roll Call: Cynthia Lewis, William (Bill) Albrektsen, David Nelson, Jennifer Finnegan, Charles Maze, Daniele Laman, Kasra Movahedi, Anna Orzel-Arnita and Mario Ingrassi [9]

Arrived Members that arrived after Roll Call: None

Members not present: John Mireles, Herald Lau (e), and Lina Dewey [3]

Agency Staff in Attendance: Ulysses Panganiban and Tracy Reed

Public in Attendance: Fourteen (14) signed registration attendance sheet

Documents Distributed: 1) NCCD status memo dated 8-25-09; 2) Housing Commission Annual HELP report and table dated July 31, 2009; 3) Update for New Roots Community Farm; 4) Flyer for New Roots Grand Opening; 5) Summary of Chapter 21, California Redevelopment Association; and, 6) 2010 Schedule for Crossroads PAC.

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

**ROLL CALL:** A quorum was established at 6:34 p.m. when 9 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 August 27, 2009

**MOTION** – Jennifer/Daniele: Approve as submitted, passes. (8-0-1c)

3. **APPROVAL OF MINUTES:** For June 25, 2009

**MOTION** – Cynthia/Kasra: Approve minutes as submitted, passes (5-0-3 [Jennifer, Bill, Daniele]/1c).

4. **COMMENTS ON NON-AGENDA ITEMS:** Committee & Public, each is allow up to 3 minutes

5. **REPORTS:** Elected Officials, Chair, Subcommittees & Agency Staff (synopsis of discussion)

Kim Nguyen: (Council Aide for District 7) The City Council in on summer recess. I am trying to catch up on things. We are compiling a list of emails addresses from residents to provide our upcoming email news letter too. I will pass around a clip board for those who wish to sign up.

Tracy Reed: (Crossroads Project Manager) 1) On July 28<sup>th</sup> the Council and Board approved the loan application for the Multi-Purpose Building at Chollas Community Park. I am preparing the loan application. We may have to return to Council and Board for an additional resolution for the loan application. 2) Engineering is proceeding with the design and construction documents for installing sidewalks along 67<sup>th</sup> Street sidewalks. They do not have construction funding. The project will be divided into two phases because of an encroachment issue. Action regarding RA funding (\$100k) is tentatively scheduled for early 2010. 3) The State's new Budget includes a Supplemental ERAF take of \$1.7 Billion from Redevelopment Agencies this year. San Diego's portion is approximately \$55 million. Nothing further is known about fiscal implications. The current Agency budget will have to be revised. Project Manager's have been advised not to seek any new funding until next year. 4) The Developer for village Green Apartments rehabilitation was allocated a 4% Federal Tax Credit. The closing is scheduled for October 5, 2009. Due to the Supplemental ERAF the Agency's will be looking at alternative funding sources for a portion of the \$5.78 million affordable housing costs after the closing. 5) Agency staff is working with Economic Development Staff and City Attorneys to prepare guidelines and an agreement for an Agency Storefront Program. They hope to take the program to Agency and Council for approval of the guidelines and agreement with ED to administer the program by the end of 2009 and kick-off the program early 2010. 5) New Roots Community Farm is having a grand opening on Thursday, September 10<sup>th</sup> from 5 pm to 7 pm. 6) A City Engineer wants to attend the October PAC meeting to present the Traffic Analysis that was prepared for Streamview Drive. This analysis was funded by a SANDAG grant.

Leslie Bennett: (NCCD, assigned to Crossroads) The issues with the Mesa Commons site are weeds, concrete slab and graffiti. The slab has removed however; they still have to do address keeping the site clean and clear (fencing, weeds, & graffiti). There is a new Community Resource Officer (SRO) has been assigned to the area. She has been working with other departments and divisions regarding code enforcement issues such as SDPD and Environmental Services.

## 6. OLD BUSINESS: (synopsis of discussion)

- **Installation of PAC Members:** Introductions of new members & potential appointment of Residential Owner Occupant – City Heights/College Area  
Ulysses Panganiban: (Assistant Project Manager) Two new members were elected; 1) Herald Lau, Business/Property Owner South. He could not make tonight's meeting and 2) Mario Ingrassi, Community Organization at Large, Rolando Community Council. Three members were reelected; 1) Cynthia Lewis, Residential Owner-Occupant, Eastern Area; 2) John Mireles, Business/Property Owner North, and 3) David Nelson, Business/Property Owner South. However, after the election we have three positions unfilled; 1) Residential Owner-Occupant, City Heights/College; 2) Residential Tenant, Eastern Area; and Business/Property Owner South.

Ulysses: Per the PAC by-laws the PAC can make an appointment to fill position until next election and we have qualified application for the Residential Owner-Occupant, City Heights/College; Diane Manion.

Charles: Diane would you like to tell us about yourself and why you would like to be on the PAC.

Diane Manion: I have lived in the area for 15 years. I want to have input on decisions in the community.

**MOTION** - Daniele/Jennifer; Appoint Diane Manion until next election, passes (8-0-1c)  
Note: Was appointed but will assume office at next PAC meeting.

- **Discussion & Action:** Elect PAC Officers; Chair, Vice-Chair & Secretary  
Ulysses: Per the PAC by-laws three officers are elected at the annual meeting. Do we have any nominations for chair?

**MOTION** - Anna/Daniele; Nominate, Charles Maze for Chair, Charles accepts; passes (8-0-1 [Charles])

Charles: Do we have any nominations for vice-chair?

**MOTION** – Daniele/Bill; Nominate, David Nelson for Vice-Chair, David accepts; passes (7-0-1 [David]/1c)

Charles: Do we have any nominations for secretary?

**MOTION** – Cynthia/Daniele; Nominate, Anna Orzel-Arnita for Secretary, Anna accepts; passes (7-0-1 [Anna]/1c)

- **Information & Possible Action:** CentrePoint; Request to Terminate DD
  - **CentrePoint;** Request to Terminate DDA
    - The Developer has requested that the Agency terminate the DDA.
    - The Developer has removed the rubble, secured the site and maintain the site.
    - Staff supports the termination with two conditions.
      - ✓ Forfeiture of the DDA's deposit (\$100,000); and
      - ✓ Recording of an agreement to construct 4 affordable bedrooms.
    - Staff will proceed to the Agency in October to revise the Replacement Housing Plan and Terminate the DDA with conditions.

Charles: We could not take action on this item last month because we did not have a quorum.

Jennifer: Has DWC accepted the two conditions?

Tracy: They have.

Mario: Rolando is happy that the rubble has been removed and site is secure. What would the affect be of the Agency not having the DDA with the Developer?

Charles: The Agency would not have any say or approval on who buys the site and no input if the design is revised.

Laura Riebau: Will there be a difference in the number of affordable units?

Tracy: It is possible that the percentage could be reduced to 10% rather than 15%.

**MOTION** – David/Daniele; Recommend the Agency terminate the DDA with conditions; passes (8-0-1c)

- **Discussion & Possible Action:** Reconsider Project to: Repair, Replace & Install sidewalks along El Cajon Blvd. from 54<sup>th</sup> St. to 73<sup>rd</sup> St.

Jennifer: I am excusing myself from this action item.

Tracy: 1) Install missing sidewalks or driveways at 2 locations; 2) replace asphalt sidewalks or driveways at 3 locations; 3) replace damaged sidewalks and driveways; at 32 locations. City Engineering has estimated that 9,000 sq. ft. of concrete sidewalks and 2,000 sq. ft. of concrete driveways need to be installed. The cost estimate is approximately \$452,000 Agency would provide the funding, up to the estimate, to the City for this project. The estimate for 1) Planning, Engineering and Construction Documents is \$1290k or 25%; 2) Advertising, Bidding, Contracts and Construction is \$257k or 60%; 3) Contingency is \$75k or 15%. Does the PAC want to proceed with this project?

David: I don't think that the design and engineering cost is 25%.

Kasra: I would like to know and do more regarding mission sidewalks in the project area.

Committee: There was some general discussion regarding missing sidewalks and current opportunities to repair existing sidewalks rather than postpone repair and replacement.

**MOTION** – Anna/Bill: Recommend the Agency fund the installation, repair and replacement of sidewalks along El Cajon Blvd up to \$452K; (4-3 (Kasra, Daniele, David) -2 (Jennifer, Charles))

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

- **Information & Discussion:** City Heights Walks to School Study

*Michelle Luellen, Neighborhood Improvement Coordinator, CH-CD*

Michelle Luellen: From City Heights Community Development Corporation and Kristin Mueller from Walk San Diego presented on “City Heights Walks to School, “ a CalTrans funded environmental justice grant which supports community mapping of areas near nine elementary schools in City Heights. The presentation focused on Marshall Elementary School’s deficiency map, which highlights infrastructure deficiencies in the Marshall Elementary School attendance boundary.

Tracy: Engineering’s preliminary estimate for installing concrete sidewalks throughout the Chollas Creek Neighborhood near Marshal Elementary is \$2 million. The Agency could fund the planning, design and construction documents for this public improvement and seek funding for the construction afterwards.

Michelle: Approximately 50 to 75% of the children in the neighborhood walk to elementary school. There is a very low car ownership rate for this neighborhood. This area has twice the County pedestrian accident rate. The number on our map indicates priorities. At the school the existing sidewalk is too narrow to accommodate opening car door especially SUV’s without hitting kids or blocking the pedestrian. It would be nice to have an enhanced drop off area. October 7<sup>th</sup> is walk to school day.

Charles: Does the school have crossing guards or safety patrols?

Mario: You should divide the list of missing sidewalks into three priority groups.

Danielle: The list that was distributed indicated where the sidewalks are missing in 26 locations within the project area and that 13 of the 26 were around Marshal.

Charles: How does the PAC want to proceed?

David: My reluctance to doing ECB sidewalks is not versus Marshall sidewalks. I think that the City should require property owners to fix and repair damaged sidewalks. Our priority should be to install missing sidewalks. We should not relieve property owners from repairing damaged sidewalks. District 3 has an incentive program to work with property owners to fix and repair sidewalks.

Jennifer: The BID prepared and provided this list regarding ECB sidewalks at the request of the former council member.

Bill: We are going back and forth regarding both of these items the outcome should be to get both items addressed.

Kristin Mueller: Walk San Diego did and went through a similar process regarding schools and sidewalks in Chula Vista. We assisted that neighborhood to obtain State and Federal funding for sidewalk improvements. Over time there was a lot of communication gathering.

Charles: Taking action regarding funding for ECB does not take anything away from this potential project.

Carl Luster: I believe the College Heights MAD has allocated \$75k for the ECB sidewalk project. Aren't those funds being collected from ECB property owners? We should work with the appropriate Community Planning Group regarding sidewalk improvements.

Laura Riebau: Does this mean the City will do all of this right now? Will the PAC have this project as an action item regarding funding next month or meeting?

Charles: This item/project will be trailed/ tabled until the next PAC meeting which will be on October 22, 2009. I hope that Michelle Luellen and Kristin Mueller will be able to attend the October meeting.

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

Charles: At this time there are no agenda items for September so the next PAC meeting will be October 22<sup>nd</sup>, and City Engineering will be presenting a Traffic Analysis Report for Streamview Drive.

#### **9. ADJOURNMENT:**

**MOTION** – Kasra/Jennifer: Passes (8-0-1c) @ 8:15.

Prepared: 08-31-09 twr

Revisions: None

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Draft (Final) Approved: October 22, 2009  
Motion was by: Anna/Daniele

Revisions are in Double Underlined and Italic  
PAC vote was: 6-0-1c

## Exhibit "A"

### 2009 Attendance Record

Name	Jan.	Feb.	Mar.	Apr.	May	June	July <sup>1</sup>	Aug.	Oct.	Dec.
Diana Manion	-	-	-	-	-	-	-	-		
Cynthia Lewis	P	A/E	P	P	P	P	A/E	P		
Lina Dewey	A	P	A	A	P	A	A	A		
Brian D'Emilio	A/E	A	R	-	-	-	-	-		
William Albrektsen	P	P	P	P	A	P	A	P		
John Mireles	A	P	A/E	P	P	P	A	A		
David Zaloudek	A/E	P	RO	-	-	-	-	-		
Anthony Lovio	P	A	P	A/E	A	RO	-	-		
Harold Lou	-	-	-	-	-	-	-	A/E/AO		
David Nelson	P	P	P	P	A	P	P	P		
Charles P. Maze	P	P	P	P	P	P	P	P		
Kasra Movahedi	P	P	P	P	A	P	P	P		
Daniele Lamon	P	P	P	P	P	A/E	P	P		
Ali Binder	A	RO	-	-	-	-	-	-		
Jennifer Finnegan	-	-	P/AO	P	P	A/E	A/E	P		
Jody Talbott	P	P	A/E	P	P	P	A/E	TO		
Mario Ingrassi	-	-	-	-	-	-	-	P/AO		
Anna Orzel-Arnita	P	P	P	P	A	p	P	P		

Notes: P - Present; A – Absent; E – Excused (RA notified); AO – Assumed Office;  
 RO – Resigned Office; TO – Termed Out; 1 – No Quorum (no minutes).