

**CROSSROADS REDEVELOPMENT PROJECT AREA
PROJECT AREA COMMITTEE (PAC)
- REGULAR MEETING -
FINAL - MINUTES OF THURSDAY, DECEMBER 10, 2009**

The members of the Crossroads Project Area Committee (PAC) held their regular meeting at the College Avenue Baptist Church, Visitor Center Building, 4747 College Avenue, San Diego, California, from 6:32 p.m. to 7:45 p.m.

Members present at Roll Call: Cynthia Lewis, Diane Manion, William (Bill) Albrektsen, John Mireles, David Nelson (departed; 7:20), Jennifer Finnegan, Charles Maze, Kasra Movahedi, and Mario Ingrassi [9]

Members that arrived after Roll Call: Herald Lau (6:45) [1]

Members Not Present: Daniele Lamon (e), and Anna Orzel-Arnita (e) [2]

Staff in Attendance: Cynthia Harris, District 7, and Ulysses Panganiban & Tracy Reed, Redevelopment
Public in Attendance: Four (4) signed attendance sheet

Documents Distributed: 1) 2010 PAC Meeting Schedule, 2) December 9, 2009, Code Enforcement Report, 3) October 28, 2009, HELP quarterly report, Housing Commission, 4) Storefront Improvement Program (SIP) Redevelopment Guidelines, 5) Cost estimate for Hillside Garden Apartments Phase 2 proposed work area, and 6) Redevelopment Agency Storefront Improvement Program PowerPoint Presentation

CALL TO ORDER: Called to order at approximately 6:32 p.m. by Charles Maze, Chair.

1. **ROLL CALL:** A quorum was established when 9 of the 12 PAC members were present. Currently three positions are vacant: 1) Residential Tenant, College Area/City Heights, 2) Residential Tenant, Eastern Area; and 3) Business/Property Owner, Southern Area
2. **APPROVAL OF AGENDA:** for December 10, 2009

MOTION – **David/ Cynthia:** Approve Agenda as distributed; passes (8-0-1c)

3. **APPROVAL OF MINUTES:** For October 22, 2009

MOTION – **Diane/Bill:** Approve minutes as prepared; passes (8-0-1c)

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

Committee: None

Public: None

5. **REPORTS:** Elected Officials, Chair, Subcommittee(s) & Agency Staff

PAC Chair: None

District 7 Representative: None

Agency:

Tracy: 1) Engineering recently requested new CIP requests for FY 2011 budget. I have submitted request for additional streetlights along College Ave. estimate is \$778k, \$450k Crossroad funds; install, repair and replace sidewalks along El Cajon Blvd; estimate is \$452,000, and to prepare designs to install new sidewalks for the Chollas Creek Neighborhood around Marshal Elementary School estimate is \$500,000. 2) In July the Agency/Council approved the I-Bank loan application and allocated funding for the North Chollas Multi-Purpose Building. However,

Engineering has requested additional funding to complete the Design and the I-Bank wants additional findings. I am taking the project back to the Agency in January to provide \$65k for design and approve additional findings. I-Bank loan will not be approved prior to June 2010. 3) The Housing Enhancement Loan Program (HELP) quarterly report is available on the back table. The Agency recently made findings and approved \$250k for FY 2010. 4) Recently Agency staff suggested combining Crossroads and College Grove Project Areas. We will be evaluating this possibility over the next couple of months. 5) The monthly code enforcement report/memo is on the back table. Leslie will attend the January PAC meeting.

6. OLD BUSINESS: (synopsis of discussions)

- **Discussion & Possible Action:** University Avenue Landscaping, Hillside Garden Apartments.
– David Reed, Landscape Architect for the property owner Landmark Management.

Tracy: For Phase 1 the owners are proposing to enhance the landscaping south of the property, which is the hillside adjacent to UA and the slope it City property. They are proceeding with these improvements which are estimated at \$60,000. For Phase 2 the property owners are seeking Agency and PAC support and funding to proceed with the proposed Phase 2 improvements. Does the PAC want the Agency to work with the property owner to implement the proposed Phase 2 improvements? The Agency would enter into an Agreement with the Owners and City regarding funding, improvements, encroachment and maintenance. At this time we need more details and time to research the appropriate process to provide assistance for Phase 2. Regarding the proposed Phase 3 improvement these improvement need to be considered as part of any overall improvements for University Avenue and we also need to work with MTS regarding the bus stop. At this time it is not appropriate to work on the proposed Phase 3 improvements.

David Reed: I described and distribute plans for the Phase 2 improvements at the last PAC meeting. The proposal is to landscape the entire hillside/slope. Phase 1 is addresses both ends and Phase 2 includes the middle and the bus stop. We need to replace and improve the existing irrigation system. Due to the condition of the existing asphalt we need to remove and replace. We propose colored stamped asphalt. The existing asphalt has become a trip hazard. The past stairs located near the bus stop were removed by the city. The estimated cost for phases 2 is \$175k to \$200k.

Charles: We need to look at all funding mechanisms that may be available; Grants, CDBG and Transnet funds. In addition to project area funds.

Bill: So the total of Phase 1 and 2 is about \$235?

David N: Why isn't the city maintaining the slope?

Mario: That is a very busy bus stop. The end needs pedestrian ramps. But the area lacks sidewalks so the ramps will not lead to anything. The area needs sidewalks. We should worry about the asphalt. Let's install sidewalks.

Tracy: I think this area will need to become a separate CIP to address sidewalks and streetlights.

Harold: What is the length and area?

David Reed: It is approximately 2,200 linear feet, about 4/10th of a mile and 1 acre in area.

John: Aren't there trails going down the slope/hill? What measures will you use to address trails and erosion?

David Reed: We have submitted application and plan to do the Phase 1 improvements.

Carl Luster: The El Cerrito Neighborhood Council was presented and supported the Phase 2 improvements for the slope adjacent to Hillside Garden Apartments. The improvements should improve the bus stop and access.

David Reed: I have also made presentations to the Eastern Planning Committee, Rolando Village and Redwood Village seeking support for the slope and right-of-way improvements.

Tracy: We will need to work out a lot of details and a major issue will be maintenance of the improvement.

Charles: There is a movement to form some type of business organization BID or MAD for the University Avenue portion within Crossroads in order to maintain improvements.

MOTION – **Jennifer/David N:** Recommend the Agency work with the owners of the Apartment on the Phase 2 proposed improvements, look into details to further the proposal and return to the PAC; passes (9-0-1c)

- **Discussion & Possible Action:** Agency Storefront Improvement Program Guidelines & FY 2010 Budget – Ulysses Panganiban, RA Assistant Project Manager

Ulysses: The program would assist property owners and business tenants with making aesthetic improvements to the façades of their ground-floor storefronts. Assistance would come in the form of design/architectural services (10 hours free) and a forgivable loan (over a 5-year period). Loan amounts may be up to 2/3 of the total project cost up to certain caps. Prevailing wage would be required. A memorandum of lien outlining the terms of the loan must be recorded against the property to be improved. The proposed program is separate from the City's existing program; however, both programs would be administered by the City in a coordinated fashion. Staff is requesting the PAC to recommend to the Agency Board approval of the program guidelines and allocation of \$250K in FY 2010 funds to the program.

Jennifer: Are the proposed program features in line with the changes recently implemented for the City's version of the program?

Ulysses: The proposed Agency program is separate from the City's program.

Kasra: What happens if the owner/tenant leaves before the five-year grace period ends?

Ulysses: The amount forgiven is pro-rated on an annual basis (20% forgiven per year). The amount corresponding to the number of years not forgiven would be due to the Agency. If the subsequent owner/tenant agrees to abide by the terms of the loan for the remaining years not forgiven, then no amount would be due to the Agency.

Diane: How will this program be promoted? What will the outreach be?

Ulysses: Agency would work with the PACs to promote the program. The City, as administrator of the program, would work with local business associations to promote the program. Brochures may be distributed.

Jennifer: For the City's current program, the program manager has made presentations to the College Area BID.

Charles: Would the program guidelines be applicable to all project areas or just to Crossroads?

Ulysses: The program guidelines would be applicable to all project areas administered by the City's Redevelopment Division that have available funds.

Jennifer: Mostly property owners would likely take advantage of this program because of the requirements, such as the memorandum of lien and prevailing wage.

Diane: What does "forgivable loan" mean?

Ulysses: The loan does not have to be paid back if certain requirements are met, which basically include staying on the property/operating the business and maintaining the improvements sufficiently.

John: Why can't the participant use both the Agency's and the City's program at the same time?

Tracy: The City Attorney's Office has advised us to do so. We want to spread resources around. If a participant needs more assistance than what the program can offer, there's the option of doing individual OPAs. We'll get back to the PAC on this issue.

MOTION – **Herald/Lou:** Recommend the Agency approve the storefront improvement project and guidelines as presented and allocate \$250,000 in FY10 of Crossroads funds for the SIP; passes (8-0-1c)

7. NEW BUSINESS: (synopsis of discussions)

- **Discussion & Action:** Appoint PAC member to the Streamview Drive Traffic Study Steering Committee – Tracy Reed, RA Project Manager

Charles: Tracy could you discuss this item and didn't you attend a workshop on this?

Tracy: Anna could not make tonight meeting. Anna and Cynthia are on the committee however, Engineering has requested that the PAC appoint an member.

Charles: When will the meeting be held?

Cynthia: Streamview is a very unique street the west end is 90 feet across and at the east end it is 65 feet across and that street has been that way since the 1950's. The apartment in the middle portion of the street is an issue.

Charles: They are looking for someone to review the issues, and solutions. Who is interested?

Mario: I would be willing to be on the steering committee.

MOTION – **Jennifer/Cynthia:** Appoint Mario Ingrassi to the Streamview Drive Traffic Study as a PAC representative; passes (8-0-1c)

8. NEXT MEETING DATES & TENTATIVE AGENDA ITEMS:

- **January 28, 2010:**

- ✓ Community request to fund the installation of a traffic signal at College Avenue and Arosa/Rose Street.

Charles: We are waiting for community recommendation prior to the PAC considering the traffic signal proposal.

- ✓ Consider extending the Code Enforcement cooperation agreement 2-years.

- **February 25, 2010:** (if necessary)

9. ADJOURNMENT: at 7:45

Prepared: 01-11-10 twr

Revisions: none

Draft (Final) Approved: January 28, 2010
Motion was by: Jennifer/John

Revisions are in: *Double Underlined and Italic*
PAC vote was: 10-0-1c