

**CROSSROADS REDEVELOPMENT PROJECT AREA
PROJECT AREA COMMITTEE
- REGULAR MEETING -
FINAL - MINUTES OF THURSDAY, MARCH 20, 2008**

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 8:30 p.m.

Members present at Roll Call: Ali Binder, Adam Futo, John Mireles, Daniele Laman, Jose Lopez, Christine Van Spronsen, and Jody Talbott [7]

Members that arrived after Roll Call: David Nelson (6:35), and Anthony Lovio (6:39) [2]

Members Not Present: Charles Maze, Kasra Movahedi, and James Simon [3]

Staff in Attendance: Tracy Reed

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

CALL TO ORDER: Called to order at approximately 6:32 p.m. by Jose Lopez Vice-Chair.

1. **ROLL CALL:** A quorum was established when 7 of the 12 PAC members were present. 2 members arrived after roll call. 3 positions were vacant.

2. **APPROVAL OF AGENDA:** for March 20, 2008

MOTION – Daniele/Adam: Revise agenda move all action items to the front prior to Reports and return the HELP program to the Housing Sub-Committee. Approve agenda as revised; passes (6-0-1vc).

3. **APPROVAL OF MINUTES:** for February 28, 2008.

MOTION – Daniele/Adam: Approve minutes with revisions; passes (7-0-1vc).

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

Committee: None

Public:

Marty Block: San Diego Community College District - We want to get more people involved in the Community College District. We have a new publication (distributed). If anyone is interested please call me. (Passed out business cards)

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

Discussion/Action – Site Assistance Agreement (SAA) for Aztec Inn

Tracy: Tom Davis of AMCAL is here to discuss their request and answer questions. I have distributed the request and estimate to the committee and copies are available on the back table. The property owner is El Cajon Boulevard LLC aka AMCAL has requested an Agency loan for up to \$285,000 to pay for hazardous waste testing (\$5,150); hazardous waste abatement (\$115,000) and building demolition (\$164,190). The loan would be secured against the property and there may be other possible securities for the loan. The loan would be repaid upon the issuance of building permits or upon the

sale of the site. This request is tentatively scheduled to go to the Board on April 29th. Staff has requested additional security for the loan. What is the PAC's recommendation to the Board?

Laura Riebau: Read a letter regarding the ongoing issues and in support of the loan.

Christine: Will the market be better in one year?

David: What are the loan terms?

Tracy: We don't know how long it could take the market to turn around. The loan would be for 12-months and the interest rate would be 3%.

Ali: What would the timing be after getting the loan?

Tracy: AMCAL has indicated that the work could be done in 4 to 6 weeks.

John: What about a personnel guarantee?

Tracy: This if owned by an LLC.

Jody: What about some type of bond?

Adam: We need to ensure that we have sufficient assets to get the money back.

Daniele: What is the status of Phase 2?

Tom Davis: Phase 1 of the project/development is entitled; we will work with the Agency and will look into a bond. We are still interested in doing Phase 2.

MOTION – **Adam/David**: Recommend approval of the loan with additional security other than the property itself as recommended by staff; passes (7-1 [Daniele] -1vc)

Discussion/Action – Funding for Code Enforcement Position (Project Area)

Jody: Discussed the University Subcommittee's recommendation.

Tracy: Staff will need sometime to investigate.

Laura: Can the Agency fund this? The community wants code compliance help.

John: I like the carrot and stick approach. We will soon have a storefront program and possible code compliance. We have absentee property owners.

Audience: Volunteer code compliance has not been able to do anything.

Daniele: Do we need a full or part-time person?

Tracy: If it is possible the position should have a specific purpose and part of a trial program. The term can not be open ended.

Jose: Fox Canyon has a code compliance officer which is being funded by CDBG funds from District 7. That person covers a portion of the project area.

Committee: Approve requesting tax increment funds for a part or full-time code compliance officer for 2 to 3 years.

MOTION – **Daniele/Tony**: Recommend approval of funding for a code compliance officer part or full-time for the Crossroads Project Area; passes (8-0-1vc)

6. OLD BUSINESS: (synopsis of discussions)

Discussion/Action: Draft; Crossroads 2nd Implementation Plan

Tracy: Copies of the document were mailed to the committee and are available on the back table. I need the PAC to finalize this Plan so that it can go before the Agency at a noticed public hearing prior to June. I have made some changes that were suggested at last months meeting. The work program is now in a table format. The objective, goals, work programs or projects must be general. If they are specific then an environmental review would be required.

Committee: The work program is easier to read and understand as a table.

Daniele: I have provided Tracy with some corrections.

Tracy: I have worked with Daniele to identify two isolated commercial nodes.

MOTION – **Daniele/Jody:** Recommend approval of draft with two revisions, 1) Redwood Village and 2) Identifying the two isolated commercial areas; passes (7-1 [Tony] -1vc)

Discussion/Action: Agency Reorganization

Tracy: Distributed a PowerPoint presentation to the committee and copies are available on the back table. Presentation: Current Redevelopment Agency Structure, Agency Structural Options, Models Outside of Civil Service, Redevelopment Agency-Employee Model, Operational Considerations, Financial Considerations, Redevelopment Division Model, Agency Employee Model, Current Role of Mayor, and Recommendations? Mayor's Recommendation: Agency Employee Model, Mayor and Agency appoint Executive Director, Executive Director will report to Mayor, Mayor will be or have an "Ex-Officio" on the Board, and establish a Technical Review Committee.

The hearing date for staff to return regarding the reorganization is tentatively April 15th.

Committee: What is the difference between the current employee model and the proposed agency employee model? What is the difference between the mayor being involved and not being involved? The Agency should not be affected by city hiring freezes and the Mayor should be involved in some level.

MOTION – **Adam/Daniele:** Recommend the agency employee model; passes (8-0-1vc)

MOTION – **David/Adam:** Accept the Mayor's recommendation regarding selecting Executive Director and Mayor's designee serving as an ex-officio capacity on the Agency Board; passes (5-2-1vc) [Daniele left]

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

Tracy: The second implementation agreement for CentrePoint is tentatively scheduled to go before the Agency on April 15th. The Agency is working with the developer to apply for a grant from the States Prop-1C bond program. Per the criteria the development could be granted up to \$9.3 million for infrastructure improvements and a majority of those funds would be used to finance the parking garage.

7. NEW BUSINESS: (synopsis of discussions)

Discussion – El Cajon Blvd Mobility Study

Tracy: Distributed the Cal-Trans Grant application which was prepared seeking funding for a mobility study. Does the PAC want Staff to investigate what would be necessary to prepare a mobility study for El Cajon Boulevard? How does the PAC want to work with staff regarding this item? Staff needs to do some research.

Committee: PAC would like staff to research on what it would require to prepare a Mobility Study for El Cajon Boulevard. We may want to form a subcommittee at some point regarding this activity.

Update/Discussion – Chollas Triangle RFP

Tracy: The RFP requires the selected Team to provide a deposit to the Agency prior to the Board considering an Exclusive Negotiation Agreement. The deposit would be used by the Agency to hire consultants to prepare studies required for the master planning and entitlement process. Because of current economic conditions the recommended Team has not be able to secure funding for the deposit. However, the Team has an interest in proceeding with redeveloping the eastern portion of the site. Staff does not support piecemeal planning or redevelopment for this site.

What are the thoughts of the PAC?

David: This area is a priority for me.

Adam: The Agency should investigate proceeding with pre-development without a development team. The Agency should share in the upside later.

Committee: Does not want to see or would support piecemeal development.

8. NEXT MEETING DATES AND PRELIMINARY AGENDA ITEMS:

April 24, 2008 – Information/Discussion: Review PAC qualifications, applications and process for the upcoming PAC election on June 26th.

May 22, 2008 –

June 26, 2008 (Annual Election) – 9 out of 11 positions; 1 Res Tenant Col/CH, 1 Res Tenant Eastern, 1 Res Owner Eastern, 2 Business North, 3 Business South and 1 Org at Large.

9. ADJOURNMENT

MOTION – **Tony/Adam:** Adjourn meeting; passes. (7-0-1vc) @ 8:30 .p.m.

This information will be made available in alternative formats upon request.

Prepared: 04-03-08 twr

Revised: 04-28-08 twr

Draft (Final) Approved: April 24, 2008

Motion was by: Jose/Ali

Revisions are in: Double Underlined and Italic

PAC vote was: 5-1(Kasra)-1c