

**CROSSROADS REDEVELOPMENT PROJECT AREA
PROJECT AREA COMMITTEE
- REGULAR MEETING -
FINAL - MINUTES OF THURSDAY, NOVEMBER 8, 2007**

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 6:34 p.m. to 7:38 p.m.

Members present at Roll Call: Adam Futo, Daniele Laman, Anthony Lovio, Charles Maze, Kasra Movahedi, David Nelson, and Michael Trunzo [7]

Members that arrived after Roll Call: none

Not Present: Jose Lopez (e), John Mireles (e), Christine Van Spronsen (e), James Simon and Jody Talbott (e) [5].

Staff in attendance: Tracy Reed (Redevelopment Agency)

Public in attendance: Five (5) signed attendance sheet.

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

1. **ROLL CALL:** A quorum was established when 7 of the 12 PAC members were present. 3 PAC positions were vacant at the time of Roll Call.
2. **APPROVAL OF AGENDA:** for November 8, 2007

MOTION – **Mike/Christine:** Approve agenda: passes (6-0-1c).

3. **APPROVAL OF MINUTES:** for September 27, 2007.

MOTION – **Jose/Daniele:** Approve minutes with revision: passes (5-0-1 Adam /1c).

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

Committee:

Daniele: On the 20th of October the RFP was due for South Chollas. There was one response for from a concrete crushing company. The crushing would be in one corner and park use would be on the remainder. However, the permitted use of the property is recreational or park.

David: The U-T ad an article regarding the City Council approving the bonus density ordinance regulations. The regulations will be citywide and prepared in response to recent State legislation.

5. **REPORTS:** (updates)

Elected Officials, Chair, Subcommittee(s), & Agency Staff

Chair -

Charles: The Council member is in the process for establishing a community/neighborhood subcommittee regarding the JPI development proposal.

Agency Staff -

Tracy: For FY 2007 the gross TI was \$3,777,736, \$755,147 into the housing fund, \$347,367 to the SDUSD. The net TI or non-housing was \$2,266,641. The School District recently informed the Agency that TI funds received from the area will be spent on landscaping at schools in the area and those funds are in a separate account. The 3rd quarter report from the HC states that current applications would exceed the remaining HELP funds. The Agency is scheduled to transfer \$250,000 into the HELP program on December 4th. Former PAC member Harry Kattoula opened a Valero Station at UA and Rolando Blvd. The mayor has recommended continuing with the same redevelopment structure with some enhancements. A recent Committee report has recommended the formation of a Redevelopment Commission and the commission would operate similarly to the existing Housing Commission. City Engineers have started working on this UA streetlight improvements. Construction and installation should begin within 9-months and be finished November 2008. The medians are almost done. The landscaping has been installed and the community signs are being fabricated. Recently engineer assigned to this area informed me of a dire need to reconstruct a public stair on the north side of University Avenue that provides access to bus stop and University Square for residents of the Hillside Garden Apartments and other area residents.

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

Update – Chollas Triangle RFP; Status

Tracy: Staff and consultants will be meeting with the Barratt Team next week regarding their proposal. The purpose of the meeting is to clarify several issues prior to a presentation to the PAC and Agency regarding an ENA. Staff has determined that it isn't appropriate to have a presentation to the PAC if the development is not within the financial ability. This development should not be a burden on the project area. If this development proposal requires financial assistance must be related to the financial possibilities of the development.

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

Discussion – Begin preparing 2nd Implementation Plan. FY 2009 to 2013

Tracy: CRL requires an Implementation Plan include the following: 1) goals and objectives; 2) financial resources; 3) programs, projects, and estimated expenditures; 4) how will expenditures achieve goals; 5) how will expenditures implement affordable housing requirements. Provide copies of First Implementation Plan and draft programs and projects for FY 2009 of 2nd plan.

Tracy: I believe it is best to keep goals, objectives, programs and projects general rather than specific. If a specific project or program will be included in the implementation plan than some type environmental review is required in order to approve the implementation plan. If there is already an environmental determination for a project or program then the implementation plan may be specific, such as improvements to North Chollas Park. I hope to have updated financial information, tax increment projections, for our next meeting regarding the draft plan. I will be working with the Agency's affordable housing liaison regarding a draft affordable housing compliance plan.

8. NEXT MEETING DATES AND PRELIMINARY AGENDA ITEMS:

Tracy: Currently there are no critical agenda items for next months meeting. I would suggest next months meeting be an admin subcommittee meeting regarding the second implementation plan.

Committee: Agreement.

9. ADJOURNMENT

MOTION – **Mike/Daniele**: Adjourn meeting; passes. (6-0) @ 7:38 .p.m.

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

Prepared: 11-26-08 twr
Revised/Final: 02-06-08 twr

Draft (Final) Approved: 01-24-07

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Motion was by: Mike/Daniele

Revisions are in: Double Underlined and

PAC vote was: 6/0/1 (Jody) - 1c