

GRANTVILLE REDEVELOPMENT ADVISORY COMMITTEE

FINAL - MEETING MINUTES OF THURSDAY, February 19, 2004

The members of the Grantville Advisory Committee (RAC) held their meeting at Allied Gardens/Benjamin Branch Library, at 5188 Zion Street from 6:05 p.m. to 8:00 p.m.

The following members were present at Roll Call: Bill Brenza, Brian Caster, Mike Neal, John Peterson, John Pilch, Marilyn Reed, Dan Smith, Diane Strum, and Arnie Veldkamp [9].

The following members were not present: **Don Teemsma Jr. [1]**.

Agency Staff and Consultants in attendance: Maricela Leon, Tracy Reed, and Kathy Rosenow of RSG Consulting.

CALL TO ORDER: Called to order at approximately 6:05 p.m. by Jim Madaffer.

1. **ROLL CALL:** A quorum was established when 10 of the 10 RAC members were present at roll call.
2. **APPROVAL OF AGENDA:** for February 19, 2004.
No formal motion was made to approve the agenda. Agenda was approved by consensus.
3. **APPROVAL OF MINUTES:** No minutes were taken for the December 4, 2003 meeting since it was a formation meeting.
4. **COMMENT ON NON-AGENDA ITEMS:**
 - **Committee Member:** None
 - **Public:** None
5. **OLD BUSINESS:** (*synopsis*)
 - **Action:** Meeting Schedule, Tracy Reed, RA
The Grantville RAC will meet the third Wednesday of each month. Distributed a meeting schedule for 2004.
 - **Information:** City Council Hearing, Tracy Reed, RA
We are tentatively scheduled to go to the City Council/Agency regarding the initiation of the survey/study on March 9, 2004.
6. **NEW BUSINESS:** (*synopsis*)
 - **Information:** The Community Guide to Redevelopment, Tracy Reed, RA
Gave a report of why the redevelopment study began and what the future holds for the redevelopment area. The Redevelopment Plan will support the industrial and commercial areas of Grantville. The Agency is currently compiling a mailing list and anyone that signs up at this meeting or other meetings will be notified of future meetings or actions.

J Madaffer - use for Redevelopment area and land use of the area. The fact that there is change of usage in the area for business and industrial/commercial it is fiscal reality. At the present time 17 cents comes back to the city and the community--within a redevelopment area about 60 to 80 percent comes back to the area and that money needs to be spent within the redevelopment area. We have storm drains that overflow and are in need of cleaning up, streets that need repair and medians that need enhancement. And there are other infrastructure projects that need attention but how do we plan on paying for the improvements that need to be made? We can use the tax increment from the Grantville Redevelopment area.

T Reed & J Madaffer - One goal for the next meeting will be to have the advisory committee decide on a priority list for what the redevelopment money will be used for once we begin generating tax increment.

T Reed - Discussed the community guide to Redevelopment guide.

Audience - Eminent Domain issue was discussed

T Reed – provide an example of how eminent domain was addressed with the Crossroads Redevelopment Plan.

- **Presentation:** Grantville Redevelopment Feasibility Study; Kathy Rosenow, RSG
What is the feasibility of this process being successful? Study includes a Preliminary Financial analysis. Provided a explanation and example of “tax increment.” 20 percent of the tax increment is meant for affordable housing. Discussed what secured and unsecured values are (on the table in the Study....page 15.) The North Bay Redevelopment project area is very similar to this project area. But residential is not a part of this study area.

J Madaffer - Establish a “needs” list or Capital Improvement Projects (CIP) list and that should be on the next agenda. What would everyone like to see improved in the area? What about a new Recreation Center, a bigger and newer Library, a Senior Center, traffic improvements. Improvements in the Mission Gorge interchange before the I-8 on ramp and Alvarado Canyon Rd. Cost is about 5.6 -6.0 million dollars with CALTRANS and MTDB help. Alvarado Creek drainage ditch improvements. What about a possible joint use library with SD City Schools?

B Brenza - Brought up the point is will attract better companies and what type of use should be allowed in the area. We need to attract new businesses which will create more money for the area.

D Smith – we need to develop and plan the area. What about the Navajo Community plan amendment issue?

J Madaffer - Industrial zones may be turned into residential areas. The Redevelopment Plan may drive the necessary community plan amendments.

M Neal - natural appreciation will occur but we do not have the funding unless the Redevelopment plan is in place.

D Smith – what can we use the 20 percent or set it aside for?

T Reed – we went to Planning commission as an informational item today to let them know we were initiating this redevelopment study. Eminent domain does not allow the Agency to take another governmental agency's property. There is a notification process if someone is interested in doing something with a piece of property that they don't control.

Audience - Prop 13 issues and concerns were discussed. What could make a business or property owner lose his status? That is a question for the County Tax assessor.

P Teyssier – My father owns the property with the Vet admin clinic and Discount Tire. Discussed the fact that as a property owner there would be a constant threat of the Agency using "eminent domain. " We need a guarantee for these property owners. For example "words to state that we are not going to use eminent domain in the area." We do not like governmental agencies taking our property. Does not believe that this area constitutes a blighted area! Under the statutory codes he states that it is not a blighted area. Local officials need to fight Sacramento for the money. www.gpboa.com

J Madaffer - We can look at exempting certain areas.

R Behlman - spoke about the trolley stop in Allied Gardens and the Mission Stop and the baseball games at the stadium.

Dan Ollenboch -Trolley issues and the flood control channel. Do we need to develop around the trolley? Owns property located at 5831-45 Mission Gorge Rd. which is next to the Flood Channel and MTDB decided to build a dam which diverted the water along side his property which just behind the Alpine Glass building.

B Torre - brought up thinking of the residents of Allied Gardens first and let's not let the others decide what happens in the area. Jim Madaffer should take care of the residents first.

Kaiser Rep - (with Diane Strum) discussed the State Bill SB- 1953 which mandates upgrades to the hospital. Will the hospital be impacted by the redevelopment and that bill?

Audience - Eminent Domain can be used now by government for specific property for a public good but the redevelopment plan property ownership could go from private owner to private owner.

B Caster - asked if this plan can exclude Caster property from **eminent domain**? Agrees that the Mission Gorge interchange needs to be improved and redesigned but does not want to spend any money on improvements to the San Diego River. The economics **needs to make sense as it related to project and match up with general plan amendment**. CPIOZ down zoned the property and should be removed and community plan. There is an issue with FAR (Floor Area Ratio).

J Madaffer – let's discuss the appointment of a chair for this group after the March meeting. As well identifying who else needs to be involved with this group?

D Smith - discussed the building which used to be Alpine Glass and is now a blighted area. Is concerned with used car dealerships are going in everywhere along the Mission Gorge Rd area.

7. NEXT MEETING DATES AND PRELIMINARY AGENDA ITEMS:

- Wednesday, March 17, 2004:
Priority list for what the redevelopment money will be used for once we begin generating tax increment.
- Wednesday, April 21, 2004:
- Wednesday, May 19, 2004:

8. ADJOURNMENT:

No formal motion was made to adjourn. Adjournment was approved by consensus.

Prepared: 02/25/04 (twr)

Revised: 03/17/04 (twr)

Draft (Final) Approved: 03/17/04
Motion was by: Pilch/Smith

Revisions are in Bold
RAC vote was: 9-0-0