

NORTH BAY REDEVELOPMENT PROJECT  
PROJECT AREA COMMITTEE

Minutes of Meeting  
December 7<sup>th</sup>, 2005

The meeting was called to order at 7:40 AM at the Peninsula Community Service Center by Chair Joe Mannino. Proceedings ensued as follows:

1. ROLL CALL / PRELIMINARY MATTERS

Members present included: Alexander, Briggs, Coker, Cole, Dugas, Durgan, Kalla, Kanters, Knapp, Mannino, Nelson, Rhodes, Sands, Simpson, and Valentine. Richard Stegner requested his absence be excused, he was out of town.

2. MINUTES OF PREVIOUS MEETINGS

The PAC was given time to review the minutes.

Motion: Jim Knapp moved to approve the September 7, 2005 PAC minutes as presented. Robert Kantar found an English mistake, its should have been it's.

Vote: **The PAC voted 13-0-1 to approve the minutes with the one change.** (Kantar abstained)

3. COMMUNICATIONS AND PUBLIC COMMENT

A. Mr. Nelson stated Point Loma Towers, a condominium conversion project will go before Planning Commission on December 8, 2005. He stated that the project is not in the North Bay Project Area but it will still affect the project area by removing 200 affordable apartments.

B. Update from City Staff

- James Davies introduced Lara Gates as the new Project Manager for North Bay. Lara came back to the Redevelopment Agency where she worked over 10 years ago on the adoption of both North Bay and NTC. She most recently came from the City of San Diego Planning Department. Lara provided the PAC with her telephone number and email address.
- Stella-(Lara Gates) went to City Council on October 29, 2005. The City Council continued the item until Jan/Feb 2006 due to a number of concerns regarding the mixing of industrial and residential uses. Stella's proposed location is in close proximity to light industrial land uses. The developer may need to re-design the project and/or revise the proforma. If this happens, the item will come before the PAC with the proposed changes.

4. NEW BUSINESS

A- Veteran's Village (Al Pavich) An update was provided to the PAC regarding the progress of Veteran's Village. VVSD provides services to assist homeless Veteran's to change their lives by providing a place for them to live, treat their illnesses, and get their lives back. VVSD tracks their veterans for one year after they complete the program and look for the following: if the veterans have maintained their income, had any homeless nights, are paying their

childcare requirements, and if they have created any new crime. The new facility will allow VVSD to treat a greater number of homeless veterans which VVSD estimates is about 2,400 in San Diego alone. Mr. Pavich stated VVSD is close to completion on Phase I of Veteran's Village. Due to the cost of building materials they are going to be \$200K over budget. The opening for Phase I will be in April 2006. The build out for Phase II will be approximately 11 months and they are currently seeking funding for Phase II.

B- Project Area Finances and Projects (James Davies) The PAC was provided with a spreadsheet reflecting the status of North Bay bond proceeds less the approved PAC projects. Mr. Davies told the PAC that when the Agency decides to sell bonds, the bond market wants to see the projects the money will be used for. The bond market will also review the project area and the strength of the tax increment, therefore project areas with a diverse property uses are most attractive.

- Keith Rhodes asked for the total amount of money the Redevelopment Agency has put into Morena Vista Transit Oriented Development.
  - Mr. Davies stated he would review the information on the spreadsheet and get back to the PAC with the specific amount.
- Paul Dugas suggested a sub-committee could be formed to review the bond proceed information.
- Maggie Valentine asked about the amount of money loaned to Grantville, she thought it was only \$50K.
- Chair Mannino stated the spreadsheet provided to the PAC was the most comprehensive he had seen and appreciated receiving it. He did not feel a subcommittee was needed at this point and wanted to wait for Agency staff to review the information and provide the PAC with more details at the next meeting.

C- Annual Election of PAC Officers (Lydia Goularte) The PAC By-Laws state PAC officers will be elected at the December meeting. The PAC asked how officers could be elected without the results of the Annual Election, which will be held for the second time on December 15, 2005. A discussion ensued.

**Motion:** Judith Coker made a motion to hold off the election of PAC Officers until January 2006. The motion was seconded by Robert Kantars. **Amended: Motion to hold off the election of PAC Officers until the next PAC meeting.** Motion passes (14-0-0).

## 5. OLD BUSINESS

A- Redevelopment Agency Reorganization Study Workplan (James Davies)  
The Agency has held two community meetings, one at Balboa Park and the other in Linda Vista. Three scenarios have been proposed, including leaving the structure as is with the Agency within the City, creating an independent agency such as CCDC or SECD, and merging Redevelopment with another Agency, such as the Housing Commission. The PAC was given a copy of the Long Beach study for best practices. The Redevelopment Division has hired a consultant to review two separate projects, one in City Heights and the other in San Ysidro. A question was asked as to the cost of the consultant, Mr. Davies thought it was about \$50K.

B- Informational Item: PAC Elections: The Annual PAC Election will be held December 15, 2005 from 4:30 p.m. to 7 p.m. There are nine seats up for election. They are: 2 Residential Tenant seats; 3 Business/Property Owner Seats (Mission Valley, Linda Vista, and At-Large); and 4 community organization seats (1 At-Large; 3 Planning Group Seats: Linda Vista, Old Town and Peninsula).

6. ADJOURNMENT

The meeting was adjourned at 9:05 AM

Dated December 7, 2005

Melissa Garcia, Assistant Project Manager

Approved by vote of the Committee on \_\_\_\_\_, 2005.

Joe Mannino  
Chair

Keith Rhodes  
Secretary