

**NORTH PARK REDEVELOPMENT  
PROJECT AREA COMMITTEE (PAC)  
REGULAR MEETING MINUTES**

**Tuesday, April 13, 2010**

San Diego National Bank (6th Floor), 3180 University Avenue, San Diego, CA  
92104

Comments and PAC actions relating to items on today's agenda are noted herein.

**I. ROLL CALL & INTRODUCTIONS**

The chair convened the meeting at 6:00 p.m. A quorum was established of the outgoing 2009 board to start the meeting.

<b>Robert Bauer</b>	Present (6:15)	<b>Judi O'Boyle</b>	Present
<b>Stephanie Cass</b>	Absent	<b>Lachlan Oliver</b>	Present
<b>Kirsten Clemons</b>	Absent	<b>Travis Sizer</b>	Absent
<b>Patrick Edwards</b>	Present	<b>Robert Steppke</b>	Present
<b>Don Leichtling</b>	Present	<b>Mark Stern</b>	Present
<b>Roger Lewis</b>	Present	<b>James Tinsky</b>	Present

**II. ADOPTION OF AGENDA**

**Motion** (Leichtling/Steppke): *To adopt the agenda as presented.*

**Passed** (8-0-0)

**III. APPROVAL OF MINUTES**

**Motion** (Leichtling/Oliver): *To approve the draft March minutes.*

**Passed** (8-0-0)

**IV. ELECTED OFFICIALS REPORT**

Anthony Bernal representing Council District 3 passed out the district newsletter and noted that Councilmember Gloria had received an "Environmental Grade" of "A-" for 2009 and acknowledged the problem of presented by the 'rolling brownouts' of fire service. Mr. Bernal announced the upcoming community coffee with the councilmember on April 24<sup>th</sup> at Café Calabria from 10:30 until noon.

**V. PUBLIC COMMENT**

Leichtling announced his RID, ("Residential Improvement district"), website URL "NP-RID.org".

Stern invited the public to a free home owner's tax credit workshop he's hosting at Century 21 Award in La Mesa this coming Saturday and Sunday.

Ron May, chair of the "Neighborhood Historic Preservation Coalition", expressed concern regarding demolition of a specific building with architectural historical features, (Salt Box Building), related to the Boulevard at North Park project on El Cajon Blvd. Beth

Jaworski, a member of Uptown Planners and UHCA, stressed similar concerns as well as her understanding that a CUP should be applied for in order to treat “mentally ill population”.

Tom Eads reintroduced himself and his business partner to the PAC and updated the PAC on their upcoming restaurant project at the former JC Penny building on University Ave. He noted they would be back at the May meeting to approach the PAC regarding funding assistance.

Amy Colony, Assistant Director-North Park Main Street, announced the receipt of a \$50K in grant funding for tree grating. She noted that while the money is available presently and a call for bids is out for contractors, it is likely they will ask the PAC for an interest free loan of \$50k in the interim to avoid the projected interest charges incurred while going through the traditional waiting period. Liz Studebaker announced the PAC has a booth reserved for PC members at the Spring Festival. Mike Lengyel offered to distribute a volunteer sign up sheet to PAC members to staff the booth.

Lynn Elliot, announced NPCA “Rebuilding Day” event on April 24th, and annual/elections meeting on April 28<sup>th</sup> at the theater at 6:00pm.

Vice Chair O’Boyle announced the groundbreaking ceremony kicking off the rehabilitation/restoration of the Lafayette Hotel.

## **VI. CHAIR’S REPORT**

Vice-Chair O’Boyle stated she had no additional information.

## **VII. ACTION/DISCUSSION ITEMS**

### **A. Installation of New PAC Member (2010 committee)**

O’Boyle announced that the election resulting in the new 2010 PAC had been ratified and ask them to take their seats on the committee. The outgoing member (present) stepped down.

### **B. Selection of New PAC Officers**

O’Boyle nominated Kirsten Clemons (current chair), this was seconded Steppke. No other nominations and vote to appoint was held. Clemons elected (11-0-0).

Leichtling nominated himself and the nomination was seconded by Morrison. O’Boyle nominated herself, Stern seconded. No other nominations and vote held. O’Boyle elected. (O’Boyle 7 - Leichtling 4).

No nominations for secretary. Lewis agreed to act one more term. Lewis accepted by acclimation.

### **C. Selection of Replacement Members for Project Area Improvements Subcommittee**

O’Boyle recognized Leichtling, Lewis and Steppke as the existing members of Project Area Improvements subcommittee and asked for the additional representation of 2 members. Wilkinson and O’Boyle volunteered. Subcommittee makeup is now Wilkinson, O’Boyle, Steppke, Leichtling and Lewis.

#### **D. Selection of Maintenance Assessment District PAC Representative**

Steppe reappointed as PAC's MAD representative.

#### **E. Consideration of Request for Agency Assistance for Development of Café and Roasting Facility at 3933 30th Street**

Lengyel handed out a spreadsheet of the updated project area budget and noted bonding money will be used for Florida Street improvements making more Tax Increment funding available, (now totaling \$5.5M).

Arnie Holt owner of Café Calabria introduced himself along with representatives from Empowered Energy Solutions and handed out a prospectus of the proposed improvements at Café Calabria. He noted they have recently signed a contract with the local Fresh and Easy to provide roast coffee and are discussing a larger contract with Tesco International. He stated this potential business expansion has required they upgrade the building and do not have the private funding available to finance the project; they are asking for consideration of improvements under a "green build-out". Café Calabria, estimating approximately \$1.3M in green costs, is requesting subsidy from the project area in the form of a forgivable loan of \$600K and loan of \$350K.

Public Comment:

PAC Discussion:

Leichtling stated his feeling that the request is for too much money and suggested they repackage under phased implementation. A representative of EES noted they have designed the project to exploit and/or develop all possible energy efficiencies the building provides including the enormous potential of producing produce from the building's roof. Morrison asked what the employment number might be. Holt suggested about 20 jobs at build out. Steppe raised concerns over funding the solar request and that given Café Calabria stated they are just turning a profit now, such a major expansion is risky. He also inquired as to any prior experience in running the proposed businesses. Holt noted that recent construction of La Boehme significantly restricted access to the business and cost a considerable amount of money but noted that the neighborhood improvements will allow for more revenue as well as the opening of their new pizzeria. Tinsky clarified that the café has run at a loss but the coffee roasting operation has run a profit. He asked what would occur with the Tesco deal if the expansion did not. Holt stated he wasn't sure what they'd do, and indicated his partner doesn't want to leverage on the building. Tinsky also asked about increases in trucking and other non-green artifacts of the expanded business. Holt noted to the community could expect an increase in the volume or size of trucks bringing product but not an increase in their number. Stern asked about a bike parking component and indicated his support for the concept but noted concern the project is more about enhancing an existing business as opposed to removing blight. Holt indicated they had asked the city about providing bike racks. Oliver disclosed his business Heaven Sent Deserts buys coffee from Café Calabria. He noted the high use of energy utilized to roast coffee and the potential to recoup costs in the long run. He questioned the project management fee and commented on what Café Calabria had done positively for the community and would like to see it documented. Lengyel agency noted the cost estimates came from him. Holt noted a number of local events and efforts they have donated to. Edwards stressed that we have heard many other green proposals and while this is a potentially ground breaking project he'd like to see what the green committee's report come forward with. Lewis expressed a desire to let the PAC's current effort to define green project evaluation criteria be completed. He suggested this was the proper course to allow the

PAC to work objectively and independently of any project's influence thus avoiding setting a precedent on this project before the criteria development process is completed.

**Motion:** (Leichtling/Edwards): *The PAC to establish a subcommittee to work with the Redevelopment Agency and Café Calabria on their project subsidy request.*

*Lewis cautioned the PAC regarding creating such a committee regarding potential conflicts arising from two subcommittees working on related issues, the potential for the work of this committee influencing the outcome of the green project evaluation criteria, and the potential for Brown Act violations. Stern agreed with these concerns. Oliver expressed his support for the motion. Edwards then withdrew his second of the motion and the motion died from no further second.*

**Motion:** (Stern/Tinsky) *To table this discussion until after the PAC's approval of the Green Project Evaluation Criteria under the currently anticipated timelines.*

**Passed:** (9-1-1) Leichtling opposed. Oliver abstaining because of a business relationship.

## **F. Consideration of PAC Redevelopment 101 Training and Presentation of PAC Policies and Objectives**

O'Boyle noted the need for a publicly noticed meeting and asked for suggestions. PAC members were unable to agree on a workable time. O'Boyle set the May meeting for all members to consider weekend and evening dates allowing for three hours to be finalized.

## **VIII. SUB-COMMITTEE/LIAISON REPORTS**

### **A. Maintenance Assessment District (MAD)**

Steppeke reported MAD had a long discussion on the 50-50 cost sharing sidewalk program resulting in a request of Council District 3 to explore how money could be increased on the city's side. He also reported the MAD heard three options on replacement options for tile on University Ave. Steppeke announced he is the new MAD Chair, Dennis Bryne is Vice Chair and Steve Hon is Secretary.

### **B. Project Area Improvements**

Leichtling reported the Boundary project is awaiting refinement in the form of a GIS map from city.

### **C. North Park Community Plan Update**

Lewis reported to the PAC on the combined three planning areas collective meeting held in March.

### **D. Green/Sustainability Initiatives**

(Covered in discussion of Agenda Item).

## **IX. STAFF REPORTS/PROJECT UPDATES**

### **A. Garage Art Project**

Michael Lengyel, (agency), presented the PAC with a draft drawing of artist's proposed renderings for the panels on the garage.

#### **B. North Park Mini-Park**

Lengyel stated Mini-park funding for consultant is once again on hold.

#### **C. Eminent Domain Extension Blight Analysis**

Lengyel reported the RFP is out now for an environmental firm to do the environmental review in regards to greenhouse emissions requirements and that the traffic consultant has been identified.

#### **D. Other**

Lengyel distributed the monthly budget spreadsheet (included with minutes).

### **X. REQUESTS FOR NEXT AGENDA**

- A. Finalize redevelopment '101' meeting
- B. The Boulevard at North Park project
- C. Tree grate Main Street forgivable loan request
- D. Request for funding by new tenants of the JC Penney building
- E. Proposal for purchase of the Woolworth building

### **XI. ADJOURNMENT**

**Motion** (Stern/Steppke): *To adjourn at 8:13 pm.*

**Passed** (11-0-0)