

**A Regular Meeting of the North Park  
 Redevelopment Project Area Committee (PAC)  
 Monday, August 14, 2006, at 7:00pm  
 San Diego National Bank, 3180 University Avenue (2<sup>nd</sup> Floor)  
 San Diego, CA 92104**

The members of the North Park Project Area Committee (PAC) held a regular meeting at the above time and place. Notice was posted for purposes of the Brown Act at the City Administration Building at least 72 hours before the meeting.

**The attendance of the committee members was as follows:**

<b>Ed Badrak</b>	Present	<b>Cynthia Paes</b>	Absent
<b>Tina Reagan</b>	Absent	<b>Gayle Richardson</b>	Present
<b>Patrick Edwards</b>	Present	<b>Andrea Roberts</b>	Absent
<b>Don Leichtling</b>	Present	<b>Susan Tinsky</b>	Present
<b>Roger Lewis</b>	Absent	<b>Charles Williams</b>	Absent
<b>Yvonne Moultrie</b>	Present		

**City and Agency Representatives:**

Tom Romstad of the Redevelopment Agency was in attendance.

**I. Call to Order & NPPAC Member Announcements**

The meeting was called to order at 7:18 p.m. Roll was called and a quorum was established.

**II. Adoption of Agenda**

**Motion** (Edwards/Richardson) to adopt the agenda of August 14, 2006.

**(Passed – 6/0/0)**

**III. Approval of Minutes of July 11, 2006 Meeting**

**Motion** (Richardson/Leichtling) to adopt the minutes of the July 11, 2006 NPPAC meeting as drafted.

**(Passed – 6/0/0)**

**IV. Elected Official Reports**

None. Council District Three representative Monica Pelaez was unable to attend due to change in the NPPAC meeting date and the resulting conflict with a meeting of the North Park Maintenance Assessment District.

**V. Public Comment**

The last of the summer concerts produced by the North Park Community Association in Bird Park will take place on August 19 at 5:30 p.m.

## **VI. Chair's Report**

Vice Chair Susan Tinsky read correspondence From the Mayor's Office in response to the NPPAC's letter regarding communication between the NPPAC and Agency administrative staff.

## **VII. Action/Discussion Items**

### **A. Filling of Vacant Community Organization Seat**

Nominations and statements were solicited. John Zarling, a business owner supported as a community organization representative by North Park Main Street organization, addressed the NPPAC. No other candidates came forward.

**Motion** (Edwards/Badrak) to appoint Mr. Zarling to the vacant Community Organization seat.

**(Passed – 6/0/0)**

### **B. Taking Advantage of a Slowing Real Estate Market - Discussion of Strategies**

Vice Chair Tinsky summarized a July 25<sup>th</sup> discussion between the officers of the NPPAC regarding the opportunities resulting from the recent/pending completion of the initial North Park redevelopment efforts (e.g. North Park Theatre, Parking Facility, La Boheme, Renaissance at North Park) and the softening of the real estate market. Tinsky suggested that the current market provides the NPPAC with an opportunity to pursue a more proactive agenda; seeking to purchase desired development sites and issue Requests for Proposals to foster competition among prospective developers.

Romstad noted that the current Five-Year Implementation Plan for the North Park Project Area will expire in April 2007 and suggested that the proposed discussion was timely and could be used to begin the process of preparing a new Five-Year plan.

Due to the absence of five NPPAC members, it was concluded that an item should be added to the September agenda during which a committee may be formed to guide the discussion and near and longer-term NPPAC strategies.

## **VIII. Staff Report/Project Updates**

Romstad provided updates on current redevelopment projects and initiatives.

## **IX. Sub-committee Reports**

None.

## **X. Requests for Next Agenda**

- A) Formation of strategy committee.
- B) Library site.

## **XI. Adjournment – 8:35 p.m.**

PUBLIC PARTICIPATION IS ENCOURAGED. FOR FURTHER INFORMATION ABOUT THE NORTH PARK REDEVELOPMENT PROJECT, PLEASE CALL THE REDEVELOPMENT AGENCY OF THE CITY OF SAN DIEGO (619) 533-4233.