

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

Tuesday, March 10, 2009 at 6:00 p.m.

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

Meeting convened at 6:05 p.m. Quorum was established.

Stephanie Cass	Present	Roger Lewis	Present
Kirsten Clemons	Present	Judi O'Boyle	Present
Patrick Edwards	Present	Travis Sizer	Present
Don Leichtling	Present	Robert Steppke	Present
		Mary Wilkinson	Absent

II. ADOPTION OF AGENDA

Motion (Edwards/Cass): To adopt the re-ordered agenda moving 'Staff Report' ahead of 'Sub-committee' reports and striking items 'B' and 'C' from the agenda as the newly elected board members were not able to be seated. (See chairs report).

Passed (8-0-0)

III. APPROVAL OF MINUTES

Motion (Cass/Leichtling): To adopt the February meeting minutes with following amendments: 1) Notes should reflect 'January' instead of 'December' in Section III "Approval of Minutes". 2) Staff Report spreadsheet handout 'Status' shows duplicate entries for 31st and University and for Boundary Street while also reporting the wrong amount (\$1.40) for park money allocated.

Passed (8-0-0)

IV. ELECTED OFFICIALS REPORT

District 3 representative Travis Knowles reported Todd Gloria will hold the first of monthly "Meet and Greets" at Sea Rocket Bistro, March 28th, from 10:00 -11:30 am. The Mayor's water allocation program will be going forward shortly after Metro Water gives it use and strategy report in April.

V. PUBLIC COMMENT

Steppke announced the NP Community Planning Committee annual election is at this March's regular meeting.

VI. CHAIR'S REPORT

A. Lewis thanked the leaving committee members for their work and involvement over the past term.

B. Lewis announced that while the council had ratified the PAC February election March 3rd, Mayor Sanders had still not signed off on the results. Therefore the newly elected committee

for the 2009 term could not legally be seated. In such case the bylaws provide for the existing board to continue PAC work.

C. Lewis talked about the possibility of having a special meeting before the April meeting for a 'Brown Act Presentation', potentially a joint meeting with other PACs.

D. He urged the incoming committee and chair consider holding a special "noticed", (possibly weekend day), meeting prior to April's to not only seat the new committee and hold officers elections, but to have discussion bringing all members up to speed on such things as the by-laws, how the new chair will run meetings, and the parameters of the PAC's scope including the types of projects to be considered and the overall funding practices. Dialogue ensued to see if scheduling a special meeting prior to the regular meeting was workable. Sitting and newly elected members were unable to determine a date for a special meeting. Discussion will take place again at the April meeting.

E. Announced that new rosters would be provided to the committee.

VII. ACTION/DISCUSSION ITEMS

A. Consideration of Termination of PAC Member.

Not to be acted on as "old business". Wilkerson seat was termed out this last month and was one of the seats up for election and was filled. The open Business Owners seat went un-filled. Agency will re-notice that seat for an applicant to be considered at the April meeting.

B. Installation of New PAC members

(Struck from agenda)

C. Selection of New PAC Officers.

(Struck from agenda)

D. Selection of PAC Representative to Community Plan Update Process.

Lewis noted recent discussion that the PAC would no longer have a dedicated representative in the community plan update process as previously stated by Bill Anderson of the City's planning department at the community plan update kickoff meeting. Indicated, however, that North Bay PAC had a dedicated member on the Uptown Planning Update Committee.

Steppe (Planning Committee chair): Noted PAC could possibly have a representative as it were a community organization recommended for inclusion by the NPCPC's sub-committee selecting the 'types' of organizations to occupy remaining seats. He pointed out that certain CPC members serving on the Plan Update Committee might also sit on, and thus represent, the PAC as well.

Lewis: Noted that the redevelopment project area's substantial involvement in North Park planning, it's being the primary investor of funding in area commercial and housing projects, and it's recent allocation of \$200K of project area funding to the plan update process warranted a representative selected by the PAC.

Clemons: Supported argument for PAC representative and moved so.

O'Boyle: As the NPCPC elected representative to the PAC, stated for a dedicated member coming from the PAC as well.

Motion (Clemons/Cass): Advise the NPCPC and District 3 Council office that PAC believes firmly a dedicated representative, of PAC choosing, be one of the 13 members of the NP community plan update committee.

Passed (7-1-0): Against: Steppe

E. Community Housing Works (CHW) Application for Prop 1C Funding

Dave Gatzke (CHW) noted CHW was applying for State of California TOD Prop 1C funding and then presented a power point review of the project's design, housing focus, and history.

Public: Long term community member voiced strong support for the project given CHW history.

Edwards: Asked if under ground tanks were found. Gatzke replied yes there were tanks which actually contained some fuel but the professional belief was they were fully contained, that no leak had occurred and they would not present a substantial issue. O'Boyle: Noted the design sub-comm. of CPC has consistently endorsed the project but also noted the site used to be a 7-Up bottling site and wondered if some how that might be recognized in the project. Sizer: Asked what their plan was for the commercial space and suggested the National Alliance for Mentally Ill is on 30th might be a potential business. Gatzke noted that research had shown that fronting transit stops had impacted conventional commercial elements of other new local projects (e.g. Renaissance & Egyptian) and suggested they believe they would be more successful with non-profit business or community related storefronts. Lewis: Requested Mr. Gatzke to address in more detail their current request for support of their Prop 1C application and asking what happens if they don't get the funding, whether the grant is funding is an "all or nothing" award, and whether acquiring such funding bring an additional level of design or program requirements. Gatzke replied a full grant of \$17M would cover approximately 25% of the project's cost and receiving no funds would put a much higher burden on the project and the other funding sources such as the housing commission and the project area. The state could award any amount from \$1m to the full \$17M. There were no additional design or use requirements above the current project as proposed under the covenant of the grant.

Motion (Leichtling/Cass): PAC to provide letter to the mayor indicating it's strong support of CWH's application and pursuit and application for the State of California Prop 1C TOD funding.

Passed (8-0-0):

F. Scratched Window Film on Retail Storefronts of NP Garage

Mike Lengyel (agency) reiterated Bud Fisher owns 15% of the NP Garage comprising the entire retail portion. The agency had contacted his corporation regarding the problem and to discuss repair and warranty issues. Agency had not yet heard back at meeting time.

Stern (member elect): Asked if the garage contract between the agency and Fisher had a customary joint agreement requiring the repairs be made within a certain amount of time allowing this repair to go forward with be hung up on funding disputes. Lengyel indicated there is a common area maintenance agreement and such requirement may be in that agreement or in the development contract and he would look further into that option and report back.

G. Project Area Draft 2009 Budget.

Lengyel began noting the Project Area was created in 1997 and gave a brief overview of tax increment funding, bonding, and the set aside allocations of funding, etc. The proposed budget he was presenting represented the 80% funding component. In short there was a projected \$5.5 M to utilize. Lengyel went down the spread sheet budget line items. (See supplemental)

Edwards: Asked about impact to Line Of Credit rate being secured as related to current funding problems. Lengyel replied the rate would likely be some what higher than the previous rate but the extension of the existing LOC was not on the table, current LOC was called due.

O'Boyle: Inquired specifically about level funding appropriated for "Davenport's" project. Lengyel stated in all cases the highest possible expenditure is projected and in this case this represented the \$4M but noted this project would come back before the PAC before any funding for approval.

Sizer: Stated concern regarding impacts from property re-assessments downwards affecting the estimated tax increment. Lengyel Indicated that local analysis shows the values in the project area have been and continue holding pretty strong.

Stern (member elect): Asked if current analysis regarding housing values indicates any adverse affect to the Project area as of yet. Lengyel replied single family foreclosures in the

project area has not been high and also noted as cost basis are relatively low given the high level of long term ownership (10 years+) no significant impact is seen. Lengyel although noted some impact is being seen from the resale (flipping) of some multi-family housing resulting from the condo conversion run.

VIII. STAFF REPORT/PROJECT UPDATES

A. Rosenthal reminded PAC that financial disclosure for 700 is due to the City Clerk by April 1st for seated members, although there will be a short extension for newly elected members to file. Fine for late submittal is \$10 per day.

B. Lengyel provided committee with March Projects Update (see attachments).

C. Lengyel noted agency had drafted RFP for big-lots site, if owner does not submit a proposal to the agency for development within the set time frame the agency can then go outside with the RFP.

D. Lengyel affirmed PAC can accept a booth at the spring festival as a part of the agreement to fund parking for the event.

E. Lengyel indicated RSG consulting handling the eminent domain/blighting reauthorization regarding will report at the April meeting.

IX. SUB-COMMITTEE REPORTS

A. Maintenance Assessment District

Steppke: \$35k in budget for tree trimming fund averting having to review each individual request. Re-cycle and trash cans delivered by April. Decomposed granite to be put in 'green strip' from Kentucky Fried Chicken south until Jefferson Elementary project completes as planned. Light installation study showed some light work orders assigned which had not yet been approved.

B Streetscape Improvements

Discussion during action items was to reform under newly elected committee in March.

X. REQUESTS FOR NEXT AGENDA

- 1) Seat 2009 term committee and hold officers elections
- 2) Re-appoint liaison to the MADD
- 3) Re-form Area Improvements sub-committee
- 4) RSG presentation on reauthorization of blighting/eminent domain

XI. ADJOURNMENT

Motion (Cass/Edwards): To adjourn at 8:30 pm
Passed (8-0-0)