

**CROSSROADS REDEVELOPMENT PROJECT AREA
PROJECT AREA COMMITTEE
(FINAL) MEETING MINUTES OF THURSDAY, AUGUST 22, 2002**

The members of the Crossroads Project Area Committee (PAC) held their meeting at the Villa View Community Hospital in the Cafeteria at 5550 University Avenue, from 6:30 p.m. to 8:40 p.m.

The following members were present at Roll Call: Kevin Carter, Anthony Frankhauser, Alison Grant-Carlos, Barbara Hutchinson, Abdi Mohamoud, Laura Riebau, Jody Talbott, Michael Trunzo, Christine Van Spronsen, Jennifer Wieder Gamez, Mason Younan

The following members arrived after Roll Call: Shukri Adam-Fara, David Parsons

The following members were not present: Harry Kattoula, David Nelson

Agency Staff or Consultants in attendance: Tracy Reed, Ron Smith, Kathy Rosenow, Luis Ojeda, Michele St Bernard, Gary DeBusschere

1. **Call to Order:** Called to order at approximately 6:35 p.m. by Michael Trunzo.

2. **Roll Call:** Quorum was established when 11 of the 15 PAC members were present.
- PAC member David Parsons arrives.

3. **Approval of Minutes:** July 25, 2002. Mailed to PAC members with agenda.

Motion – Hutchinson/Riebau: To discuss July's minutes.

Discussion: There was a general conversation about the minutes not including the names of the PAC member who made the nomination, second or motion rather than current term in the draft minute's of 'someone.'

Tracy: The tape of the meeting did not include the name of who made the nomination, second or motion. I have prepared motion and speaker slips for future meetings.

Discussion: PAC members verbally agree to clearly state their name at future PAC meetings regarding all discussions, conversations and motions so that the minutes can include such information.

Jody: I was present but the minutes don't indicate and my name is misspelled regarding the seconding of the adjournment.

Allison: I nominated Michael Trunzo for chair.

Christine: I seconded Michael Trunzo for chair.

Michael: I nominated Alison for vice-chair.

David P: I nominated David N for vice-chair and it is Parsons with an S.

Christine: I nominated Jody for secretary.

Laura: I would like to see the statement that David Nelson made regarding the status of the redevelopment document included in the July minutes.

Tracy: I will correct the July minutes accordingly and copies of the revised minutes will be provided to PAC members in the September agenda information mailing.

4. a. Committee Member Comment on Non-Agenda Items:

Laura: Crossroads update Newsletter has the wrong PAC meeting time.

Tracy: The newsletter was sent to the city print shop prior to the July PAC meeting.

Michael: I will reopen public comment after 7 p.m., due to the error in the newsletter.

Jennifer: Newsletter was mailed on August 19th.

Tracy: The newsletter for PAC members and the PAC always list was sent to the city mailroom on August 16th.

Barbara: I received a letter from Council member Jim Madaffer dated July 31st. The letter assumes this redevelopment project is a done deal and it is not a done deal. It assumes the process it is over.

Christine: I did not get that from the letter.

Laura: Regarding the Form 700. If something changes or we acquire something new is the PAC member responsible for revising the form?

Tracy: Yes, it is the PAC member's responsibility to revise and resubmit the form.

4. b. Public Comment on Non-Agenda Items:

None. Because of the Newsletter error Public Comment will be reopened at 7:00 p.m.

5. Chair and Subcommittee Reports:

Project Schedule Revisions –

Tracy: The schedule has been revised again. The joint public hearing will now be February 11, 2003. The schedule has the previous dates struck out. The two other major changes are the date the agency will request authority to distribute the redevelopment documents is now September 24th rather than September 10th. The agency will hold a public meeting on November 14th while the draft EIR is within the public review period to receive public testimony and comments on the draft EIR.

Discussion: Please correct the schedule; it currently indicates that the final actions will occur in 2002 rather than 2003.

6. Old Business:

Election of PAC officers – Laura's letter and agency response was mailed to PAC members.

Laura: Apologizes for not bring this up at the July meeting. Afterwards, I thought we should do things right and the opportunity wasn't given. It was not a fair election and other things were not taken into consideration.

Jody: PAC election speeches were good enough.

Christine: It needed to be done. The PAC should not set a precedence of redoing things.

Laura: Voters need more information

David P: I reviewed your letter. The PAC needed to elect a chair to conduct business.

Barbara: I agree with Laura on part of her letter. There was some undo politicking from staff and I will not tolerate pressure from staff.

David P: At the next officer election could we have a vote by hands, rather than a closed ballot?

Kathy: It is common practice for PAC's to use closed ballots for electing officers. Future PAC meeting votes will be by hand.

- PAC member Shukri Adam-Fara arrives.

Draft Crossroads PAC By-Laws – synopsis

David P: Some miscellaneous edits. Sec.2, Item 3; delete the comma after requested. Sec. 3, Item 1; so should be shall.

Laura: Sec 2, Item 1; recommendation rather than suggestion. Article III, regular meeting 72-hour notice time frame what about 5-days, quarterly meetings after adoption, meaning of adjourned meetings section.

Tracy: 72-hours is a minimum noticing time the agency is currently following 6-days. Generally PAC's go to quarterly meetings after adoption. The PAC by-laws could be amended prior to or after plan Redevelopment Plan adoption.

Jennifer: Should the by-laws address PAC member tardiness?

Tracy: General if a board member arrives late and discussion on an item is currently underway that member should abstain from participating in the item, but it is their decision.

Laura: Special meetings and meeting time. This section should specify a meeting time.

Motion – Christine/Abdi: Special meetings should be held at the regular meeting time if possible. **Vote: 13-0-0.** [Motion slip provided]

Barbara: Will the PAC be provided with copies of Roberts Rules of Order?

Tracy: Agency's policy is to provide the PAC chair with a copy.

Michael: It is after 7:00 p.m. I would like to reopen public comment on non-agenda items.

Someone: I would like to know the outcome of the bus line meeting. [Speaker slip not provided]

PAC members: That discussion occurred at the Eastern Community group meeting and not at a Crossroads PAC meeting.

7. New Business:

Redevelopment in San Diego – Report was included in PAC board member binders. Copies of the report provided to public.

Ron Smith: Shows PowerPoint presentation.

Jody: Could the agency provide PAC members with a VHS copy of the presentation and hearing that was made to the Planning Commission regarding the history of redevelopment in San Diego?

Tracy: I will look into it.

Barbara: I heard the City Manager state there was a lack of funding for new redevelopment projects?

Ron: Synopsis - I don't know anything about it.

Redevelopment Process, Redevelopment Documents and PAC Duties –

Kathy: Shows PowerPoint presentation.

Proposed Project Area, Preliminary Map & Land Uses – Synopsis

Tracy: I would like to review the preliminary map with the PAC members. The purple portions indicate areas that the agency would have eminent domain authority and the yellow portions indicate areas that the agency would not have eminent domain authority. These are just recommendations. Most of the yellow portions are areas that are single-family zone and uses. Like to inform the PAC that some property owners along 54th street, north of El Cajon Blvd. are questioning that area's inclusion in the project area. That area is zoned multiple-family and has single and multiple-family uses. The PAC could review this and other areas for modifications to

the preliminary plan and agency authority. When the community groups reviewed the map two of them recommended that the eminent domain authority be excluded from single-family, but none of them took a position regarding multiple-family zoning and uses.

Project Area Needs, Goals & Redevelopment Plan Objectives –

Kathy: Since time is short I would like to distribute a list of ‘project area needs, goals & redevelopment plan objectives’ to PAC members and ask the PAC members to add this discussion item on to September’s agenda.

Motion – Laura/Christine: Add crossroads goals, objectives and project programs to next meeting to review. **Vote: 13-0-0.** [Motion slip provided]

Michael: I would like to reopen public comment, but it is 8:25 p.m. therefore, I would like to entertain a motion to extend the meeting 15 minutes?

Motion – Laura/Abdi: Extend the meeting 15-minutes to allow public comment.

Vote: 13-0-0. [Motion slip provided]

Eric Shapiro: Plan Amendments. Synopsis - If there are revisions to the plan/map is the eminent domain time period extended. Does the time period remain with the subsequent plan? What if the plan is amended in size and the 12-years has expired, would the time period follow the previous plan. [Speaker slip provided]

Kathy: The decision makers will review the eminent domain time period when they amend a redevelopment plan.

Jose Lopez: Question on the Map. Synopsis – If a single family zoned property is vacant does the agency have eminent domain authority. [Speaker slip provided]

Tracy: As recommended, the agency would not have eminent domain authority, if the property is zoned single-family.

8. Next Meeting Date and Preliminary Agenda Items: September 26, 2002

9. Adjournment: Motion, Passed; 8:40 p.m.

09/27/02: Revised: twr

Approved: With Revision; September 26, 2002
Motion: David Parsons/David Nelson; Vote: 13-0-0