

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

Tuesday, February 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 6:07 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 (Leichtling/Cass): To adopt the agenda without changes.
Passed (8-0-0)

III. APPROVAL OF MINUTES

Motion (Leichtling/Cass): To adopt the December meeting minutes with following amendments: 1) Griffin in January chairs report announced her resignation to be effective the end of January. 2) Clemons name to be spelled with one 'M'. 3) O'Boyle seat not up for election as it appeared in the notes
Passed (8-0-0) .

IV. ELECTED OFFICIALS REPORT

Council District 3 representative Todd Gloria addressed the PAC. Expressed anxious interest in the state budget passing. Introduced his chief of staff and stated he was named chairman of the Land Use and Housing Committee. Discussed budget shortfall and announced the "water forum" taking place Thursday Feb 12th, 6pm at War Memorial. Assembly district: Saldana aid Kirsten Clemons affirmed no budget adopted as yet and said state is facing a \$52M deficit. Noted officials where having non-stop meetings but persistent ideological differences were the impediment.

V. PUBLIC COMMENT

Dave Gatzke, Community Housing Works, announced two public workshops will be held February 14th at 9:00 am and the 19th at 6:30 pm in the Lafayette Hotel to give information and receive public input on the project known as 'The Boulevard @ North Park.

Lynn Elliot announced NPCA is gearing up for Bird Park concert season and is looking for volunteers and ideas for music. Contact her through NPCA website.

Mark Stern introduced himself to the meeting as a candidate for a committee seat. He expressed strong ties to art community and noted he was raised in NP.

Judi O'Boyle announced that NP elementary is on the school district's list to be closed. She expressed concern over the closing of a newly constructed school also serving low income students.

VI. CHAIR'S REPORT

A. Lewis announced the committee would break for 15 minutes following the chairs report to vote. Seats in election: 2 residential tenants, 1 business owner, 1 property owner, 2 community organization seats.

B. Lewis stated in effort to move meeting more efficiently and aid in his dual role as secretary, presenters of action/discussion items would be given 10 minutes for their presentation followed by public comment limited to 2 minutes and then discussion brought to the board allowing 3 minutes per member first time around the committee.

C. Noted the agency is be looking to go back to the bond market mid-summer collectively with 5-6 other project areas.

VII. ACTION/DISCUSSION ITEMS

A. Financial assistance for development of 3067 University Ave.

Dawn Griffin presenting. Stated ambiguity in City Attorney determining her ability to pursue the project while on the PAC resulted in her resignation. Gave video presentation: Davenport's Supper Club. Indicated Project is green, going after LEED 'Gold Status' and presented some examples. Indicated she grew up with family restaurant background and personally had involvement with 2 restaurants. Project would gut 1949 building while keeping architectural details of the façade. 15,000 sq ft. for retail use building is currently in escrow. Griffin estimated project value at \$20 million. Described project as a multi level music venue over 3 floors. Entertainment focus planned to vary with each night of the week as well as a varying focus on multi restaurants. 3rd floor will meet height restriction. Representatives of Greenhouse Contractors spoke of their focus on keeping work and product design local. Designing a system to lower carbon imprint. Soon 'Greenhouse' will have an internal LEED certified designer and that the workers live locally in NP.

Griffin noted that project would benefit North Park in revitalizing older building while providing much needed boost to community in jobs and tax revenue.

Public Comment: Liz Studebaker of NP Main Street asked about parking plan. Griffin indicated they would pursue deal for 100 spaces on the top floor of parking garage for employees and patrons. Also would be renting trolley to bring patrons from areas such as the Gaslamp District.

Board discussion:

Cass: hoped LEED would be accomplished. Questioned prior Restaurant experience? Griffin stated she owned 2 restaurants in Washington State. 1 being a small café. Primary experience in catering.

Sizer: Asked what was being asked of PAC? Griffin responded assistance for securing location and help in acquiring tax credits to put in place \$4 m bridge loan, then financial assistance to assist in replacing the short term bridge loan.

Leichtling: Asked where employees would park and clarification of funding. Griffin indicated employees would park in the parking structure. Griffin stated bridge loan first then after purchase agency funding to finish inside.

Clemons: Wanted to clarify what "pot of PAC money" is appropriate for funding. Mike Lengyel of the agency indicated it was the 80% money set aside and that \$6 million was currently unencumbered. Clemons asked if there was a breathing period required per ethics law on Griffin's request. Lengyel stated he did not know the answer. Clemons stated she'd feel more comfortable supporting the project if the ethics issue was clarified.

Steppeke: Indicated his support of the concept understanding the \$4 million agency investment is protected because of city property position. Lengyel confirmed based upon his understanding of the type of bridge loan Griffin was talking about.

Edwards: Inquired as of hours of operation and sound impacts. Griffin stated during slow nights/times venue can shut an entire floor(s) down. Friday & Saturday hours venue open until 2am, weekdays 10pm. Regarding sound impacts Griffin stated the stages are alternated on different ends of floors on each level and acoustical tiles will be installed around each performance room. All sound being address by an employed sound engineer.

O'Boyle: Further questioned agency's position in regards to the bridge loan bridge loan, who has "first call" and indicated she thought it was an exciting plan. Griffin stated once bridge load short term expires the agency would then be in 1st position.

Lewis: Inquired as to the basis of the tax credits for investors and whether they all are finalized before construction begins. Griffin noted credits primarily based in LEED status with \$3000 annually for green job but not all in place before building. Lewis asked how they applicants were financing the purchase. Griffin indicated private partners financing down payment of 10%.

Leichtling: questioned if insurance “key man policy” in place. Griffin said it was definitely in place.

Lengyel (agency): Asked if the SBA 504 loan would require a trust deed. Griffin responded that the 504 loan would be for the purchase of equipment. Her company would purchase the building with investor funds, so the Agency loan could be secured with a first trust deed.

Lewis: Inquired as to how historic details would be retained for façade specifically noting the main entrance door depicted in the presentation. Griffin stated city had no objections to the door design and said primary historic concerns focused on upper window boxes and design lines required to be retained.

Motion: (Clemons /Edwards): PAC authorizes/supports agency entering in formal discussion with the applicant for the requested \$4 funding component.

Passed (8-0-0).

B. Plan to provide support for Ray at Night

Lengyel of the agency indicated project area funds could fund signage but nothing like what the applicants had asked for. Lengyel indicated the applicant had followed up with the agency indicating they were no longer requesting funding. No further discussion of this item took place.

C. Revitalization of city land between Boundary and the I-805 - Madison to 32nd St.

Lengyel of the agency indicated the proposal heard in January could be done using project area funds. Inquiries were being made of Cal Trans. Clemons added that Cal Trans had indicated concern over the sharing of water lines but that all else looked OK. Edwards stated MADD had discussed and agreed the MADD could provide the watering. Lewis suggested this as a good first project to be considered by the sub-committee to be re-established under the new committee and committee voiced general consensus.

D. Free parking in the NP parking garage for the Festival of Arts.

Lengyel of the agency stated NP Main Street came forward with a request for free parking which is in keeping with existing agency policy for providing free use of the parking structure for this public event. Liz Studebaker (NPMS) noted that PAC would be considered a sponsor and as such would get a booth at no charge.

Sizer: Asked if this grant of parking could be related to a dollar amount (i.e. like a cost to business) Lengyel stated it was consistent with free event policy and to alleviate parking issues and would look into the ‘sponsor issue’.

Leichtling: Asked if any noticeable signage promoting parking would be in pace. Lengyel indicated insurance issues in collaboration with garage art panels were delaying new signage - just not ready yet.

Motion (O’Boyle/Leichtling): PAC sponsor free parking in NP garage for the NP Festival of the Arts.

Passed (8-0-0):

E. Scratched window film on retail storefronts of NP garage.

Lengyel indicated he had driven by the garage to evaluate the problem and indicated remedy might be attained by using standard Store Front Improvement program option to replace the film.

Edwards: Questioned whether this was a manufacturers warranty issue. Agency to look into this question and approach the major retail holder Bud Fisher to consider the repair.

VIII. SUB-COMMITTEE REPORTS

A. Maintenance Assessment District

Steppe reported: Two light (\$14k est. cost) are being cancelled along with three other light originally called for at the Arbor Crest sight freeing up \$71k for other lights. Tiles will not be replaced on the University Ave. in the Story Board portion, they will be filled with – something else as replacement tiles have failed in the past. There are 12 seats on the MADD board however only 10 currently filled. Discussing filling these with a seat/slot for a condo owner and/or a neighborhood watch representative. MADD placing a request into city to prune palms behind theater as they are on redevelopment property. MADD ready to receive 10 new trash cans.

B Streetscape Improvements

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

IX. STAFF REPORT/PROJECT UPDATES

Lengyel provided committee with February Projects Update handout (see attachment)

X. REQUESTS FOR NEXT AGENDA

- 1) Formation of Project Area improvements subcommittee
- 2) Agency report back on garage business windows film repair
- 3) PAC to select representative to Community Plan Update
- 4) Wilkinson seat issue
- 5) MADD liaison nomination

XI. ADJOURNMENT

Motion (Cass/Edwards): To adjourn at 7:58 pm
Passed (8-0-0)