

**CITY HEIGHTS REDEVELOPMENT
PROJECT AREA COMMITTEE MOINUTES
Monday, April 13, 2009**

The members of the City Heights Project Area Committee (PAC) held their meeting at the Metro Career Center Office Building.

The following members were present:

Astrid Cybulskis	Fred Lindahl	Irasema Garcia
Tony LoPresti	David Nelson	Liz Avalon
Georgette Gomez	Daisy Gonzalez	Ellee Igo
Jim Varnadore	Andrea Zinko	Valentina Hernandez 6:25pm
David Bowen		

The following members were absent: David Taylor, Elizabeth Tate, Joe Sciarreta, Patty Vaccariello, and Larry Hofreiter.

Also Present: Karina Danek (Redevelopment), Melissa Garcia (Redevelopment), and Krissy Toft (Redevelopment).

I. Call to Order:

The meeting was called to order at 6:05 p.m. Roll call was conducted. A quorum was established.

II. Agenda:

Jim Varnadore motioned to approve the agenda seconded by Liz Avalon. Motioned passed 12-0-0.

III. Minutes:

Tony LoPresti made a motion to approve the March 30, 2009 meeting minutes seconded by David Bowen. Motioned passed 11-0-1.

IV. Public Comment, PAC Members Comment and Staff Announcements

Public Comment

The following members of the Public made comments:

Kim Nguyen, District 7
Shara Fisler

PAC Members Comment

The following members of the PAC made public comments:

Jim Varnadore
David Nelson
David Bowen
Ellee Igo

Staff Announcement

Melissa Garcia provided the following updates:

Euclid Tower- The Euclid Tower has been completed but the building needs to be painted. The ribbon cutting event will take place on April 20, 2009 at 10:00am.

ERAF Payment- In September 2008, California legislatures passed AB 1389,

shifting \$350 million in redevelopment funds into the Education Revenue Augmentation Fund (ERAF). On April 28, 2009, the Agency Board will consider a budget amendment to authorize a one-time payment of \$11.4 million in redevelopment funds from the Redevelopment Agency of the City of San Diego to the County of San Diego. The City Heights Redevelopment Project Area share of payment is \$812,887. The deadline for payment is May 10, 2009.

Budget- The Redevelopment Agency budget will be on the agenda for the Budget and Finance Committee on May 7, 2009.

Krissy Toft provided the following updates:

Bus Shelters- The agreement with the City Heights Business Association to fund the purchase and installation of 20 bus shelters and benches has been finalized. The City Heights Business Association can proceed with the purchase and installation of 20 new bus shelters and benches at 20 locations along University Avenue within the City Heights Redevelopment Project Area.

I-15 Opportunity Parcels- On April 14, 2009, Agency staff will take to the Agency Board the purchase of two City owned properties on El Cajon Boulevard, just west of Interstate 15. These properties are two of five remaining remnant parcels that were given to the City of San Diego by Caltrans in 2001 in exchange for the City taking over the ownership and maintenance of Balboa Avenue and Rosecrans Street. The Agency has negotiated with Real Estate Assets Department and came to terms to purchase the two parcels "as-is" for \$67/SF. This purchase price per square foot represents a market value of \$70/SF minus the costs for identifying future environmental remediation costs. Staff will proceed with the remaining three site acquisitions. These sites have been identified as needing Phase II Environmental Site Assessments prior to determining the potential acquisition purchase price.

V. **Old Business**

- A. **Statement of Economic Interests- Information Item-** Stacey Fulhorst, Executive Director, San Diego Ethics Commission: this item will be rescheduled.
- B. **Fairmount 26 Mixed Use Affordable Family Project- Action Item-** Jay Powell, Executive Director, City Heights Community Development Corporation: The PAC was presented with the proposed Fairmount 26 Mixed Use Affordable Family Project. The PAC was informed that Agency staff is not ready to support the project; an OPA needs to be negotiated and total subsidy needs to be identified. David Nelson, Chair of the Housing Subcommittee, stated the Housing Subcommittee made a recommendation to approve the project in concept subject to information on the financials. The PAC voted 7-4-2 to make a recommendation to approve the project in concept subject to pending financial information.
- C. **Fourth Implementation Plan- Action Item-** The PAC reviewed a draft of the Projects and Programs section and the Cross-cutting Themes proposed to be incorporated in the Fourth Implementation Plan as well as a copy of the City Heights Project Area Committee Housing Development Guidelines. PAC members will have the opportunity to

review a draft of the Fourth Implementation Plan and make a recommendation to approve the draft at the May 11th PAC Meeting.

VI. Chair and Subcommittee Reports

- A. Chair's Report** – No report.
- B. Ad-hoc Committee Foreclosed Properties-** A meeting will be scheduled with Leslie Diamond, the new Zoning Investigator and City Heights CDC staff to discuss possible collaboration.
- C. Ad-hoc Committee Infrastructure** – A meeting will be scheduled shortly.
- D. Housing Subcommittee** –Leslie Diamond, Zoning Investigator assigned to address vacant foreclosed properties in the City Heights Redevelopment Project Area, presented a monthly report. 33 properties were identified and 29 properties are currently being investigated; 4 properties were addressed.

VII. Next Meeting Agenda - PAC discussion and action on next meeting's agenda.

- A. Fourth Implementation Plan
- B. Statement of Economic Interests
- C. Fairmount 26 Mixed Use Affordable Family Project
- D. San Diego Housing Commission Funds for Rehabilitation of the CHCDC Portfolio

VIII. Adjournment – The meeting adjourned at 8:35p.m.

(This information will be made available in alternative format upon request. To make requests for alternative format, interpreters, listening devices, or other accommodations, please contact us at least 5 days in advance. All special requests should be directed to Melissa Garcia at (619) 236-6547 or email: magarcia@sandiego.gov)

