

**CROSSROADS REDEVELOPMENT PROJECT AREA
PROJECT AREA COMMITTEE
- REGULAR MEETING -
FINAL - MINUTES OF THURSDAY, SEPTEMBER 27, 2007**

The members of the Crossroads Project Area Committee (PAC) held their regular Meeting at the College Avenue Baptist Church, Visitor Center Building, 4747 College Avenue, San Diego, California, from 6:35 p.m. to 7:42 p.m.

Members present at Roll Call: Daniele Laman, Jose Lopez, Charles Maze, John Mireles, David Nelson, Christine Van Spronsen, Jody Talbott and Michael Trunzo (departed 7:03) [8]

Members that arrived after Roll Call: Anthony Lovio (6:40), James Simon (6:47) and Kasra Movahedi (6:45) [3]

Not Present: Adam Futo [1]

Staff in attendance: Tracy Reed (Redevelopment Agency)

Public in attendance: Ten (10) signed attendance sheet.

CALL TO ORDER: Called to order at approximately 6:35 p.m. Charles Maze, Chair.

1. **ROLL CALL:** A quorum was established when 8 of the 12 PAC members were present. 3 PAC positions were vacant at the time of Roll Call.

2. **APPROVAL OF AGENDA:** for September 27, 2007

Mike: I recommend that we move New Business up on the agenda prior to the approval of minutes.

MOTION – Jose/Christine: Approve revised agenda with Item No. 7 (new business) prior to Item No. 3 (approval of minutes): passes (7-0-1c).

7. **NEW BUSINESS:** (synopsis of discussions)

Discussion/Action – Housing Enhancement Loan Program (HELP). Provide funding to continue program?

Tracy: I provided a memo to all committee members regarding the current funding status of the program and copies are on the back table. There is a need to provide additional funding. Low-and-moderate funds are available from the Project Area. The funds from the current program came did not come from the Crossroads. We would like the PAC to consider providing \$250,000. This funding will not have any affect on current projects, programs or improvements. I know you are considering revising the program but I don't think we want to lose the momentum. Revising the program will take time. Providing additional funds can be done relatively quickly. This action is tentatively scheduled for the Agency for November 13th.

MOTION – **Jose/Mike:** Recommend the Agency allocate \$250,000 of Crossroads low- and moderate housing income funds for the program: passes (8-0-1c).

3. APPROVAL OF MINUTES: for August 24, 2007.

MOTION – **Jose/Daniele:** Approve minutes with revision: passes (6-0-1 David /1c).

4. COMMENTS ON NON-AGENDA ITEMS: (synopsis of comments)

Public: Two (2) members of the public spoke and two (2) speaker slips were submitted.

Yvonne Rogers: For some people the request to be on the do not call list will expire. The number is 1-888-382-1222. The Boo Parade is on Saturday, October 27th. Information is available at www.booparade.com

Laura Riebau: Crime is increase in this area. There is an increase of auto burglaries, graffiti. The increase is 15%. I think the problem is do to relocation of residences form City Heights. I would like to obtain redevelopment agency relocation reports. This relocation is affecting the neighborhood.

Committee:

David: The City Heights project area was included in the Agency's recent line of credit; \$10 million for housing and \$20 million for non-housing.

Daniele: The RFP for the South Chollas land fill has been distributed and there was a driving tour of the site yesterday. The proposal is to solicit recreation uses. Recently the City sub-contracted *smoothed* out the slopes along 94. The responses are due October 12th.

5. REPORTS: (updates)

Elected Officials, Chair, Subcommittee(s), & Agency Staff

Jose: The Housing Subcommittee will have a meeting on November 15th at 6:30 p.m. at the Colina del Sol Recreation Center, 5319 Orange Ave. Members of the subcommittee area myself as chair, Daniele as vice-chair, Kasra, Thomas Du.

David: I would like to be on that subcommittee

Jose: The current item is to look at revising the existing HELP guidelines.

Charles: The next meeting of the Administration Subcommittee will be 5:30 p.m. on November 8th.

Jody: The Uni. Ave. Subcommittee is working towards forming a maintenance assessments district. We will be working with the economic development. District 7 has allocated \$30,000 for a study/survey.

David: What would the MAD maintain?

Tracy: The Agency approved funding up to \$500,000 on Sept. 11, 2007 for the Uni. Ave. Streetlight project. The Agency approved funding up to \$250,000 on Sept. 11, 2007 for the El Cajon Medians project. The Agency assumed funding up to \$3 million for the Uni. Ave. Sidewalk improvements and allocated \$500,000 for design work for this year (FY 2008). The first week of Sept. JPI submitted a Preliminary

Review application to the City in order to revise the entitlements for the CentrePoint site/project. The proposal is construct 320 apartments with the intent to rent to students; 16,000 sq ft of retail; 8,000 of office/club space and 974 parking spaces with a majority of the parking in a multiple story parking garage. A majority of the units would be 4-bedroom/4-bath. Ten percent of the units would be designated affordable. At this time CentrePoint LLC (DWC) has not submitted a request to the Agency regarding site control or the agreement. Provide copies of the draft 2008 PAC meeting schedule.

6. OLD BUSINESS: (synopsis of discussions)

Update – Chollas Triangle RFP; Status

Tracy: Staff and consultants will be meeting with the Barratt Team next week regarding their proposal. The purpose of the meeting is to clarify several issues prior to a presentation to the PAC and Agency regarding an ENA. Staff has determined that it isn't appropriate to have a presentation to the PAC if the development is not within the financial ability. This development should not be a burden on the project area. If this development proposal requires financial assistance must be related to the financial possibilities of the development.

8. NEXT MEETING DATES AND PRELIMINARY AGENDA ITEMS:

Tracy: Staff will not be available to attend the October PAC meeting. There aren't any critical agenda or action items at this time. The next PAC meeting will be November 8th.

Committee: Christine, John and Jose indicated they can not attend the November meeting.

9. ADJOURNMENT

MOTION – Jose/Daniele: Adjourn meeting; passes. (6-0-2c) @ 7:42 .p.m.

This information will be made available in alternative formats upon request.

Prepared: 10-12-08 twr

Revised: 11-20-07 twr

Draft (Final) Approved: November 8, 2007
Motion was by: David/Kasra

Revisions are in: Double Underlined and Italic
PAC vote was: 5-0-1c/1(Adam)