

**CROSSROADS REDEVELOPMENT PROJECT AREA  
PROJECT AREA COMMITTEE  
- REGULAR MEETING -  
FINAL - MINUTES OF THURSDAY, JANUARY 24, 2008**

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 6:38 p.m. to 7:56 p.m.

Members present at Roll Call: Adam Futo, Charles Maze, David Nelson, Christine Van Spronsen, James Simon, Jody Talbott, and Michael Trunzo [7]

Members that arrived after Roll Call: Daniele Laman (6:40), Jose Lopez (6:43), and Kasra Movahedi (6:53) [3].

Not Present: Anthony Lovio (e), and John Mireles (e) [2].

Staff in attendance: James Davies and Tracy Reed (Redevelopment Agency)

Public in attendance: Eleven (11) signed attendance sheet.

**CALL TO ORDER:** Called to order at approximately 6:38 p.m. Charles Maze, Chair.

1. **ROLL CALL:** A quorum was established when 7 of the 12 PAC members were present. 3 PAC positions were vacant at the time of Roll Call.

2. **APPROVAL OF AGENDA:** for January 24, 2007  
Charles: Under old business, delete Chollas Triangle.

**MOTION – Mike/Christine:** Approve agenda as revised: passes (7-0-1c).

3. **APPROVAL OF MINUTES:** for November 8, 2007.

**MOTION – Mike/Daniele:** Approve minutes as submitted: passes (6-0-1 Jody /1c).

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

**Committee:**

Daniele: U-T there was a story about Grantville Redevelopment and a proposal to amend the city charter to prohibit the use of eminent domain use for economic development. There is a Joan Kroc open house on January 27<sup>th</sup> from 8 a.m. to 12 p.m. Why doesn't Cutters Point building have street trees?

Jody: I met with Don Mullen and Scott Kessler regarding University Avenue. The University Avenue Subcommittee will be meeting again.

Charles: I recent met with some staff from the Mayors staff regarding street tree planting. I will be having surgery before the February PAC meeting and may not attend the meeting.

**Public:**

Tyler Sherer: I am the Director of Community Relations and Special Projects for SDSU. I will be attending PAC meeting to ensure a partnership with the community.

Jan Riley: Could someone elaborate on the tree planning program?

**5. REPORTS:**

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

Don Mullen: I have nothing to announce.

Jose: The Housing Subcommittee will be meeting regularly every second Thursday of each month. Agenda's will be distributed. The next meeting will be on February 14<sup>th</sup> at 5123 University Avenue in the community room at new Auburn Park.

Tracy: AMCAL contacted us regarding Aztec Inn, requesting financial assistance from the Agency regarding demolition and other costs. Towards the end of the year, the Agency received a request from DWC, regarding CentrePoint, asking for the executive director of the Agency to extend several items. Extensions were granted administratively per the agreement. DWC recently submitted request asking to extend several items 12-months. We are currently evaluating that request. These revisions will require a 2<sup>nd</sup> implementation agreement. That agreement will come to the PAC in February and to the Agency for March 4<sup>th</sup>. Taco Bell at the corner of University and College is being rebuilt and there goal is to have it rebuilt by March. I believe you may have heard about Prop 1C over the last couple of months. Prop 1C was a November 2006 voter approved proposition that passed which will provide funding for housing. Different programs related to housing development will be funded with an emphasis on transit, infrastructure improvements and Brownfield remediation. I received a letter from resident requesting assistance regarding the lack of sidewalks along this Amherst Street. A draft Agency wide storefront program has been prepared. It will be separate from current city program. The match would be 1/3 and up to \$40,000. This program is schedule to go before the Agency for approval on March 25<sup>th</sup>. The Agency Reorganization will be going to the Agency for review and input on February 26<sup>th</sup>.

**6. OLD BUSINESS: (synopsis of discussions)**

**Presentation/Action: Chollas Triangle; RFP & Recommendation on ENA**

Tracy: After the agenda was distributed, the Barratt American team informed me that they were reconsidering moving forward with an ENA for the entire site due to market conditions and other issues.

**Discussion/Input: Draft; Crossroads 2<sup>nd</sup> Implementation Plan**

Tracy: I would like to go over some highlights of this draft Plan and revisions. The housing development assumptions are based on 1-acre the first year and increases to 2-acres the fifth year. The park report prepared by the PAC sub-committee cannot be an attachment because the Plan because it will become a legal document. We will attach the park report to the staff report that goes with implementation plan. Includes goals and objectives relating to energy efficiency,

substantiality & crime prevention measures. Includes the implementation of the CentrePoint development and the Chollas Triangle area. Recommends actively working with interested property owners to rehabilitate multi-family residential development on a case-by-case basis. States that we will work with the city departments to address infrastructure and park deficiencies. Establishes an opportunity fund for property acquisition. States that we will support and work to enforce the municipal code. Includes a statement regarding the length of eminent domain authority. It appears that this years tax increment will be a little less than last years.

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

none

**8. NEXT MEETING DATES AND PRELIMINARY AGENDA ITEMS:**

Tracy: February 28, 2008; discussion and recommendation on the 2<sup>nd</sup> Implementation Plan for CentrePoint. Additional discussion and a recommendation on the 2<sup>nd</sup> Implementation Plan. March 27, 2008; If necessary, the meeting will have to be rescheduled to the 3<sup>rd</sup> Thursday (March 20<sup>th</sup>). April 25, 2008; Refresher on PAC qualifications, applications process and voter requirements for the upcoming PAC election on June 26<sup>th</sup>.

**9. ADJOURNMENT**

**MOTION – Adam/Christine:** Adjourn meeting; passes. (9-0-1c) @ 7:56 .p.m.

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

Prepared: 02-05-08 twr

Revised: 03-12-08 twr

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Draft (Final) Approved: February 28, 2008  
Motion was by: Daniele/Adam

Revisions are in: *Double Underlined and Italic*  
PAC vote was: 8-0-1c