

MINUTES
REGULAR MEETING
OF THE
PROJECTS AND DEVELOPMENT COMMITTEE
FEBRUARY 10, 2010



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Present Chair Champion-Cain, Committee Members Geisler, Williams, and Ayala.

Absent None

Item 1 **Call to Order**

Chair Champion-Cain called the meeting to order at 12:07 p.m.

Item 2 **Approval of the Minutes from the Agenda of January 13, 2010**

MOTION BY COMMITTEE MEMBER GEISLER TO APPROVE THE MINUTES OF JANUARY 13, 2010, AS SUBMITTED.

Seconded by Committee Member Ayala.

Motion carried.

Item 3 **Communications**

None.

Item 4 **Request for Continuance**

None.

Item 5 **Consent Agenda Item(s)**

None.

Item 6a **Request for Funding from Reese Jarrett to Assist with the Refinancing of the Naranja Property (Report No. 10-005)**

Mr. Trotier presented the staff report as submitted noting that the site went through several attempts for development with staff doing a considerable amount of work on the previous proposal. He recalled previous actions and/or discussion regarding the corporation's tentative commitment to fund a small portion of the project. He discussed in detail the City Attorney's concerns regarding the funding of predevelopment costs as well as noting the current owner's \$728,000 request for financial assistance included refinancing the property, taking over the entitlement process, changing the scope of the development and reducing the number of units to be developed.

Staff member Jill Sabo recalled that the Board of Directors referred the item to the projects and Development Committee for further discussion and consideration of Staff's recommendation to deny of the request.

Following additional discussion.

MOTION BY COMMITTEE MEMBER AYALA TO DIRECT STAFF TO CONDUCT A MORE INDEPTH ANALYSIS OF THE DEVELOPER'S REQUEST FOR ADDITIONAL FUNDS TO PURCHASE THE NOTE FROM THE BANK AND FOR ADDITIONAL FUNDS FOR THE ENTITLEMENT, AND FORWARD THAT ANALYSIS TO THE BOARD OF DIRECTORS.

Seconded by Committee Member Geisler.

Motion carried unanimously.

Item 6b

San Diego Regional Enterprise Zone – James Schneider, Urban Tax Incentives, Inc.

Staff introduced Mr. Jim E. Schneider recalling a request by the Committee regarding an updated on the Regional Enterprise Zone. Mr. Schneider provided a detailed summary of the Enterprise Zone informing the Committee of the benefits for businesses located within the Enterprise Zone specifically participation in a federal program with zero capital gains, and priority in government contracting. He noted participation was based on employers located in a HUBZone and the hiring of individuals who reside within the HUBZone boundaries. He also informed the Committee that San Diego's Renewal Community would be extended under the current Senate Bill through 2010 and under the president's budget through 2011. He noted the difficulties in employing individuals who reside within the Renewal Communities as an opportunity.

This being an informational item no action was necessary.

Item 6c

SANDAG 2050 Regional Transportation Plan – Mac MacGee, ACT

Staff introduced Mr. Mac McGee, Executive Director of SANDAG. Mr. McGee gave a brief overview of the Smart Growth Program requesting input from the corporation regarding the needs of southeastern San Diego.

Brief discussion followed regarding the light sequencing on Imperial Avenue to the Interstate 805 south.

This being an informational item no action was necessary.

Item 6d **Market & 25th Streets, Affordable Senior Project – Related Companies/BAME Renaissance CDC**

Staff introduced Mr. David Barnes who distributed a handout regarding the basic concepts for a proposed multi-family affordable senior housing project located in the Dells Imperial Study Area. He informed the Committee that the project consisted of be approximately 1,800 sq ft retail/ commercial space of mixed-use; three-story townhomes, lower and upper garage spaces with 2 and 3-bedroom units for very low-income family residents.

Vice President of Projects and Development Nancy Lytle noted that while the corporation 20% set-aside could be utilized towards affordable housing projects outside of the corporation's area, the unit count must be doubled. Mr. Trotier pointed that should the corporation participate in the project, the corporation could not benefit from any tax increment because the project is not located in an adopted project area, moreover the project would only be beneficial if the corporate needed to meet its affordable housing goals.

Mr. Trotier spoke briefly about disadvantages of the corporation participating at this time specifically because of the corporation's current financial status as well as the fact that the project is not within an adopted project area.

Following additional discussion, it was the consensus of the Committee that the developers return when the strategic plan and Gateway Center West/Dells Imperial merger was completed.

This being an informational item no action was necessary.

Item 6e **Catalyst Project for California Sustainable Strategies Pilot Program**

Mrs. Lytle provided a brief update informing the Committee that staff received City Council support regarding an application nominating the Pilot Village area one of six catalyst projects for the state of California's Sustainable Strategies Pilot Programs. She noted that if selected, \$4 million in planning funds would be available. She also noted that the Pilot Village project was qualified in each category of the program.

Additional discussion followed regarding the mayor's support of the Pilot Village Project.

This being an informational item no action was necessary.

Item 6f **62nd Street Trolley Station Mural Project**

Staff member Chris Jones presented the staff report as submitted highlighting the conceptual drawing for the proposed mural located at the 62nd Street Trolley Station. He provided background information on the selected artist - Artists Daniel Hopkins, Todd Stands and Miguel Godoy. He went over the project noting it consisted of the painting of the retaining wall of approximately 400' long and over 1600' sq ft. He noted that MTS was currently finalizing the right-of-entry permit and the license agreement. He added that the Fourth Council District was supportive of the project and that upon Committee approval, staff would forward the project to the Board of Directors for consideration.

Additional discussion followed.

This being an informational item no action was necessary.

Item 7 **Acting President/CEO Report**

Mr. Trotier informed the Committee of the results of an internal analysis of the projects that the corporation has engaged in and/or completed over a 13-month period between January of 2009 and February of 2010. This analysis concluded the SEDC's redevelopment activities within its four project areas compares very favorably with the Redevelopment Agency's activities in its 11 redevelopment project areas during the same period of time.

Item 8 **Chair's Report**

None.

Item 9 **Committee Announcements, Reports or Referrals**

None.

Item 10 **Adjournment**

There being no further business, the meeting adjourned at 1:45 p.m.