

PROJECT AREA COMMITTEE MEETING

Meeting Minutes

Proposed Merged San Jacinto Redevelopment Project Area

6 p.m.

Thursday, August 20, 2009
City Hall – City of San Jacinto
Conference Room
595 S. San Jacinto Avenue
San Jacinto, CA 92583

Attendees: Tim Hults, Harry Seehoffer, Harry Fluke, Loren Pratt, Tish Arciniega, Ken Shaw, Hitta Mosesman, and Brian Moncrief

Meeting Purpose: To introduce new PAC member Ken Shaw, provide a brief overview of PAC duties/responsibilities, discuss the Merger/Amendment schedule, provide an overview of the contents and purpose of the Draft Redevelopment Plan, and cover any questions on the Draft Redevelopment Plan.

Minutes:

- Hitta and Brian passed out agendas for the meeting.
- Newly elected PAC member Ken Shaw was introduced to the group.
- Ken Shaw asked a question regarding how often PAC's must meet after the adoption of a redevelopment plan. Hitta mentioned that there are no laws or requirements that dictate how often the PAC should meet. Therefore, the PAC can meet as often as once a month or as they feel it is necessary. Hitta also mentioned that under California Redevelopment Law, the PAC can meet for a 3 year period after the adoption of the redevelopment plan to consult with the Agency on other policy matters which affect residents in the area.
- Harry Fluke asked a question regarding the deadline for the PAC to make its recommendation. Hitta said that the PAC can make its recommendation at any time following the first PAC meeting. Hitta also said that there is no requirement for the PAC to make any recommendation if they don't feel it is necessary. Furthermore, Hitta responded by saying that the ideal time to make a recommendation would be in January or February 2010, which coincides with the preparation of the Report to Council. Any final comments must be received by around the third week of May, 2010 in order to make the agenda deadline for the City Council.
- Harry Seehoffer asked for clarification with regard to the connection between an Owner Participation Agreement ("OPA") and the use of Eminent Domain. Harry

said he was worried about the OPA process and wanted to be clear on whether or not an individual is forced to sign an agreement.

- Hitta responded by saying that the OPA rules are currently in a draft form and can be provided upon request. Hitta said that typically are provided to an individual that may be in a position to sign such agreement.
- In reference to eminent domain, Tim Hults said that the Agency has no plans to use eminent domain and has never used it. He mentioned that the City has engaged in “friendly condemnations” in the past. Tim also mentioned that the Agency has engaged in housing projects and rehab programs to provide low and moderate income housing for residents.
- Harry Fluke commented that he liked the public improvement projects but he is skeptical about the Agency’s use of eminent domain.
 - Harry Seehoffer said that he recommends that the Agency put language in the redevelopment plan that mentions that negotiations will take place before the use of eminent domain authority.
- Hitta reviewed the draft Redevelopment Plan and mentioned:
 - Redevelopment Plan is a framework, which is different from a General or Specific Plan
 - Proposed Amendments:
 - Merger of Project Areas
 - Add Capital Improvement Programs
 - Prepare one merged plan
 - Reinstate eminent domain authority
 - Eliminate Time Limit to incur debt in Soboba Springs Project Area
 - Ken Shaw asked why not reinstate eminent domain authority in the Soboba Springs Project Area? Hitta replied by saying that the Soboba Springs Project Area is built out and does not contain any blighting conditions.
 - Tish Arciniega asked why the Agency has not proposed to increase the tax increment limit for the San Jacinto Project Area. Hitta mentioned that the existing tax increment limit for the San Jacinto Project Area is sufficient to cover both Project Areas.
- Tish Arciniega asked about whether the PAC members will be responsible for helping to draft the Plan. Hitta said that the PAC can make comments and suggestions about changes to the Plan but will not play a part in actually drafting the Plan.

Action Items:

- Tim Hults will review the public improvement list and compare notes with the City’s Economic Development Director. Tim will also indicate which projects on the list are completed.

Next Meeting: October 22nd at 6pm