

BOARD of DIRECTORS

AGENDA

Thursday, June 1, 2006 @ 4:30 pm

3108 Fifth Avenue, Suite B

San Diego, CA

A. CALL TO ORDER

B. PUBLIC COMMENT

The Board of Directors will hear public comments on agenda items as the items come up for discussion.

At this time, individuals may address the Board of Directors on any subject in its area of responsibility that is not on this agenda. Communications are limited to three (3) minutes. Pursuant to the Brown Act, the Board will take no action on these comments at this meeting.

*Please fill out a **SPEAKER REQUEST FORM** and give it to the Executive Director before the meeting begins.*

C. CONSENT ITEMS

1. **Minutes.** Approval of minutes from last meeting (*Attachment B.1*).
2. **President's report.**
3. **Treasurer's report.**
4. **Agenda.** Addition of Urgent Non-agenda Items (if any) and adoption.

D. GOVERNMENT REPRESENTATIVE APPEARANCES

1. Council Districts 2 & 3
2. Community Parking District Program
3. Any others present

E. ACTION ITEMS

1. **Five Points advisory group.** Appoint the community volunteers recommended by the Program Committee to be members of the advisory group for the Five Points parking and traffic project and name a chairperson from the Board of Directors (*Attachment E.1*).
2. **City contract and budget.** See F.1 below; no action will be taken at this meeting.

F. INFORMATION ITEMS

1. **FY 2006-07 City contract and budget proposals.** Review key contract provisions, significant budget allocations, and related policy implications.
 - a. **Schedule.** Community and Economic Development will present the Community Parking District (CPD) agreements to City Council on July 18, 2006 (the same day that the Council will review the project at 301 University).
 - (1) The original date for CPDs to submit signed contracts and adopted budgets has been extended beyond June 2, 2006, to a date unspecified as of May 26, 2006.
 - (2) Uptown Partnership has received neither the audited amount of funds available in FY 2006-07 nor a draft contract as of May 26, 2006.
 - b. **City inter-fund transfers.** Transfers for parking cards and reload time purchases stopped before the end of 2005 and will resume under the FY 2006-07 contract.

- c. **Repayment of advanced funds.** City records show that the Partnership has an outstanding balance of \$42,133 owed to the City.
 - d. **Normal Street funding.** Bob Orphey requested an opportunity to discuss the Normal Street allocation.
 - (1) KTU+A's most recent cost estimate for the Normal Street project is \$225,000. Uptown Planners is recommending that the Council allocate \$132,000 in DIF revenues to close the gap between the \$93,000 already allocated by the Partnership and the recent cost estimate.
 - (2) The City experienced significant cost overruns on the nearby University Avenue project, largely due to subsurface conditions discovered during construction. The Program Committee added \$56,250 (25% of the project cost estimate) for contingencies to the FY 2006-07 budget for the Normal Street project so that a funding shortfall due to unforeseen conditions doesn't prevent completion.
 - (3) The Partnership's total project cost if all contingency funds were used would be \$149,250 for 15 additional parking spaces – or \$9,950 per space. These new spaces will be metered and will generate revenues for the City and Partnership.
2. **Board retreat.** Distribution of facilitator's report to Board members and assessment of retreat.
- a. **Key discussions.**
 - (1) Factors that will determine whether the Partnership and City could develop the preferred site in the Kaku study include: affordability; City guarantee of Partnership income; willing lenders; willing sellers; and community consensus.
 - (2) Because resolving the issues raised by the factors in (1) above likely will require 6-12 months, the group identified other options to pursue simultaneously: SBC/AT&T site at 650 Robinson; library site at 215 West Washington; and broker-identified site near Third and Washington.
 - b. **Next steps for garage site.**
 - (1) Bruce Dammann will discuss with Tom Carter the possibility of a meeting with Mayor Sanders to determine the City's willingness to provide financial backing to a garage project in central Hillcrest.
 - (2) Cindy Lehman will discuss with Scott Kessler the possibility of meeting with Jim Waring for a similar reading on the City's position.
 - (3) The Partnership's broker will report by July 15, 2006, on his findings concerning the properties involved in the recommended site.
 - c. **Next steps for alternatives.**
 - (1) Carol Schultz will follow up on discussions with AT&T regarding its plans for the parking lot at 650 Robinson.
 - (2) Bob Grinchuk and George Franck will continue discussions regarding the feasibility of public parking at the new library site.
 - (3) The Partnership's broker will report by July 15, 2006, on his findings concerning the properties potentially available near Third and Washington.
 - d. **Follow up workshop.** The Board will make a determination in 90 days whether it has sufficient new information to schedule a follow-up workshop with the facilitator to refine its strategy.

G. **URGENT NON-AGENDA ITEMS**

H. **ADJOURNMENT**