



Uptown Partnership, Inc.
BOARD of DIRECTORS

MINUTES
January 5, 2006

1. Public Meeting Call to Order

The Board of Directors of the Uptown Partnership, Inc., held its monthly meeting on January 5, 2005, at 3108 Fifth Avenue, Suite B, San Diego, CA, for the purpose of transacting all proper business of the corporation.

Board members present: President Bob Orphey, Vice President Bruce Dammann, Secretary Bob Grinchuk, Treasurer Ron Baranov (via telephone), Bob Doyle, and Cindy Lehman.

Staff present: Executive Director Carol Schultz, Staff Planner George Franck, and Operations Manager David Eng.

Also present: Uptown Partnership Bookkeeper Rusanne Anthony, Community Parking District Administrator Meredith Dibden Brown, Council District 3 Representative Jeffery Tom, and Hillcrest Association Executive Director Warren Simon.

President Orphey called the meeting to order at 4:30 p.m.

2. Public Comment

No public comment.

3. Government Representative Appearances

- a. Community Parking District Administrator. Meredith Dibden Brown reported that the City had not yet hired a permanent staff member to serve as Community Parking District Administrator. She also did not see any problem, contractually, with hiring a private broker to negotiate with property owners of Site 17a; however, she felt that such an action needed to be reviewed by the City Attorney to ensure that it is properly carried out.

Council District 3 Representative. Jeffery Tom reported that the City will have a full City Council by the end of the month and policy issues will continue to be reviewed. He also thanked Carol Schultz, Giovanna Solimine, and Warren Simon for their community outreach efforts for the University Avenue sidewalk project.

4. Consent Items

- a. **Minutes.**

Bob Orphey requested approval of the Board of Directors' meeting minutes for November 3, 2005. **Motion** to approve by Bob Doyle. M/S. Motion passed unanimously.

- b. **President's Report.**

Bob Orphey noted that the Board and committees have been operating quite well and thanked the Board members for contributing their time to the organization during the past year.

c. **Treasurer's Report.**

Ron Baranov was unable to attend the meeting in person and told the Board that he would give a Treasurer's report when he is present at the next Board meeting.

Rusanne Anthony introduced herself to the Board as the Uptown Partnership bookkeeper. She presented the Board with copies of the FY 2004-2005 audit and the profit and loss statement and balance sheet for the first quarter FY 2005-2006, noting that the statement was tentative because accurate parking meter card inventory levels still needed to be determined.

d. **Agenda Approval.**

Bruce Dammann requested the addition of project status updates as information item 5e in the agenda. The agenda for January 5, 2006 was adopted unanimously as amended.

5. Information Items

- a.– d. Carol Schultz provided an overview of the information items included in the Board packets, which included the Board of Directors election schedule, a project updates summary, an update on office space research, and news on Community and Economic Development staffing.
- e. Bruce Dammann distributed a written update on the status of capital projects in Uptown.

6. Action Items

- a. Carol Schultz presented the Board with the possible steps Uptown Partnership could take to acquire a site for a central Hillcrest parking structure. She noted that Uptown Partnership will need to clarify its roles and responsibilities for purchasing land for the parking structure and find out from the City whether or not it will be able to pay an independent property broker with City funds.
- b. Bruce Dammann felt that action items 6b and 6c were inter-related and asked that they be combined into a single motion. He presented a **motion** to:
 - Direct Uptown Partnership staff to produce a draft RFP and scope of work for hiring a private broker and present it at the next Board meeting; and
 - Subject to the City Attorney's opinion, proceed with an RFP and hire a private broker to open negotiations with owners of potential central Hillcrest parking structure sites.

M/S. Bob Grinchuk offered the **amendment** that the Program Committee review the RFP before it is presented to the Board. Bruce Dammann accepted the amendment.

Ron Baranov asked whether the parking structure effort must be identified as a public project before moving forward with an RFP. George Franck explained that, in order for the City to purchase property for the parking structure, the City Council will need to identify the project as a public project. Hiring a broker would be part of the due diligence required before the project can be presented to the City Council.

Cindy Lehman expressed concern over the limiting the negotiations to site 17a in case other offers should arise. Bruce Dammann assured the Board that the motion does not preclude the broker from investigating other sites.

Motion passed unanimously as amended.

7. Adjournment

President Orphey adjourned the meeting at 5:20 p.m.

Next Board of Directors meeting scheduled for February 2, 2006

Transcribed and drafted by Carol
Schultz and David Eng.
Reviewed by Board Secretary Bob
Grinchuk.

Approved by Board on:

Certified after Board approval by:

Robert Grinchuk, Secretary

Date: _____