

May 22, 2026 CAB Meeting Agenda

Date: Friday, May 22, 2026 In-Person		4:30 pm - Dinner 5:00 - 8:00pm - Meeting	Place: Dolores Magdaleno Memorial Recreation Center 2902 Marcy Ave. San Diego, CA 92113
CAB Members: ● Chair: Terrell Rackley ● Secretary: Dolores Vera ● Anthony Avalos ● Ms. Cynthia Ajani ● Khea Pollard ● Jiapsi Gomez ● Alejandra Perez Demma		Absent: ● Vice Chair: D'Andre Brooks ● Lakisha McZeal	EHC Staff Members: ● Aníbal Méndez ● Amy Castañeda ● Maritza García Other attendees: ● San Diego Foundation (SDF) ● Tierras Indígenas Community Land Trust (TICLT) ● San Diego Metropolitan Transit System (MTS) ● Chicano Park Museum and Cultural Center (CPMCC) ● Project New Village (PNV)
Materials to be Reviewed Prior to Meeting:			
Meeting Objective:			

Item	Decision Desired	Who	Start/End Time	Decision/Next Steps
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Call to Order	● Roll Call (quorum verification) ● Approve minutes from last meeting ● Review Agenda ● Announcements	Chair: Terrell Rackley	5:00 pm	As Chair Terrell Rackley and Vice Chair D'Andre Brooks were not yet present, Secretary Dolores called the meeting to order at 5:05pm. ● Quorum verified via attendance list. ● Previous meeting minutes approved. Moved by Jacob, seconded by Antoinette. ● Agenda reviewed. ● Memorial: This was the first meeting since the passing of Francesca. The board paused to acknowledge her as a valued member of the team. ● The board also took the time to acknowledge the catastrophic events that occurred at the San Diego Islamic Center. ● Guests acknowledged: Cindy Quiñones (National City resident) and Erin Demoris (SD Foundation). ● Upcoming community event: Community ceremony next Saturday for the Boston Avenue Linear Park transfer. Activities include fence removal, tables, and food. ● Location note: The meeting location was changed because the space we had reserved was unavailable due to circumstances beyond the team's control.
PowerPoint presentation: Grant Amendment Updates		EHC	5:10	● Overview of the amendment process· ● Background explained: original application, EPA application, loss of EPA funding, and re-application to the State for remaining funds. ● ACTION ITEM: A consolidated budget table for all organizations is pending delivery to the CAB, currently included in the meeting packets.

Report back from Amendments Committee and Executive Committee		Vice Chair: D'Andre Brooks	5:40	- Jeremy presented on behalf of D'Andre (absent) the executive committee's recommendations, emphasizing the need to clearly understand which organizations are participating and what their projects are. Essential context for defining next steps. - Dolores noted the executive committee had long requested this level of detail; today's packets finally provide that context. Proposed improvements: - Bimonthly emails with project updates and plans. - Possible Monthly meetings with the executive board. - Possible participation of the chair in subcommittee meetings. Recommendations will be distributed for a vote and incorporated into the SOP. Future amendment processes will also be added
Break			6:00	
ORGANIZATIONAL PRESENTATIONS				

San Diego Metropolitan Transit System (MTS)		MTS	6:05 - 6:20 PM	Community-driven amenities include bike racks, benches, art installations, and potential traffic calming improvements at 25th & Commercial. Art Installation Updates • The City of San Diego determined that proposed locations did not meet standards for art in the public right-of-way. • MTS identified a mural opportunity on the MTS building at 12th & Imperial Transit Center — no City permits required and visible to hundreds of thousands of people per year. • MTS will lead art procurement and installation; a CAB representative will be invited to join the selection committee. • Muralistas will be selected via open competition. A call for applications will be published. • A location map is available. • Maintenance: MTS is responsible for shelters; city would handle bike lane sections if routes are modified. • Selection criteria include cost and other factors; cost weighting may be adjusted so it's not the primary factor. • ACTION ITEM: Community members wanting to submit artist names should send them to EHC, who will forward to MTS. Bike Racks • The City of San Diego will cover installation costs for five bike racks; EHC will identify locations and obtain property owner approvals. • Approved locations: Imperial & 25th, National & 26th, National & Beardsley. • Pending confirmation: 30th & Oceanview. 25th & Commercial Trolley Stop • Budget proposed to increase; EHC will work with the City to identify traffic calming improvements.
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Project New Village (PNV)		PNV	6:20 – 6:35 PM	Note: Anthony disclosed previous conflict with PNV, as of 2025 Anthony no longer is employed by them. Anthony remained in the meeting. • A community center with a food hub — envisioned as more than a grocery store, but as a local farmers market with a permanent location. • Site: 0.43-acre lot with 12,420 sq ft combined building. • First floor: grocery store, commercial kitchen, vendor space, cold/dry storage, restrooms, and covered patio. • Second floor: PNV offices and rentable space for mission-aligned partners or an urban agriculture training center. • East side: community garden, growing space, and permeable parking area. Also planned as a community gathering area. • Programming (environmental and cultural education, community events) will be funded through separate PNV fundraising, not TCC. • PNV will be responsible for long-term operations and maintenance. Financing • Funding is diversified across grants, community donors, and bank financing. An extension was requested. Total estimated need: ~\$3 million (~\$1M community donations, ~\$1M grants, ~\$1M bank/other). Dolores left the meeting at the conclusion of this presentation.
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Tierras Indígenas Community Land Trust (TICLT)		TICLT	6:35 – 6:50 PM	Note: Jiapsi and Maritza disclosed a conflict with TICLT and both are active board members. They remained in the meeting without participating. • Project completed property acquisition of an affordable housing mixed-use site in Fall 2024. • Rehabilitation of ground floor into two community-serving uses: a holistic health clinic and a birthing center (led by Monarch Midwives, funded separately). • Rehabilitation of 5 occupied SRO units on the second floor to continue as affordable housing (TCC-funded). Key changes since grant execution: ◦ Budget line items adjusted to reflect increased 2026 construction cost projections. ◦ Residential and commercial rehabilitation split into two separate line items. ◦ Project is currently in design phase; permits expected from the City in late 2026. ◦ Construction of residential units expected to begin late 2026 or early 2027; TICLT will coordinate temporary relocation for current residents. • Current status: funds available for design only, not enough for construction or exterior renovations. • Will not pursue sponsorships in order to preserve the 10% allocation that would come back to the organization. • Fundraising goal: \$724,500 for rehabilitation.
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Chicano Park Museum and Cultural Center (CPMCC)		CPMCC	6:50 – 7:05 PM	Terrell rejoined for this section. La Vía Verde • Free, bilingual, all-electric microtransit/ride-sharing service delivering zero-emission transit connectivity to regional hubs and major job centers. • Eliminates hundreds of single vehicle trips per week, reducing GHGs from parking shortages and port traffic. • Budget increase reflects consolidation: TCC now funds the full project after EPA Community Change Grant was terminated in May 2025. • CPMCC has an interim staffing agreement with SDF to manage the budget amendment process in 2026; full TCC funding accessible after amendment approval. TCC funds cover: ◦ Project staffing, shuttle implementation and ongoing operations, vehicle insurance, advertising, and community outreach. Timeline: ◦ After grant amendment approval: hiring/training of drivers, app development and deployment, marketing, and service setup. ◦ Public launch expected in 2027. CPMCC Solar Canopy • 163kW Solar PV and 860kW battery storage system saving approximately \$4,000/month in energy costs while providing 24/7 energy independence. • Funded entirely by a separate \$2M grant from the San Diego Air Pollution Control District (APCD); TCC funds are no longer needed for this project. • Stored solar energy will provide zero-emission charging for Vía Verde vehicles and keep the service free to the community. • As a result of the full APCD funding, all \$5.2M originally allocated to CPMCC in the TCC application will now fund La Vía Verde exclusively. • Presenters: Monica Hernández (Executive Director, Vía Verde program manager) and Mirna Cruz (Executive Admin Support, Vía Verde program admin).
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Holistic Healthy Homes (HHH)		EHC	7:05 – 7:25 PM
Wrap up discussion		All	7:25

- Vía Verde microtransit service provides flexible and cost-effective transportation. The Vía Verde app was developed in-house. - Seeking additional funding sources for EV chargers and shade structure outside the museum.
Funding history: - Originally allocated \$3.85M in TCC; funding was removed when EPA Community Change Grant was awarded. - EPA grant (\$4.3M) was terminated in May 2025, leaving the project with no funding source. - Proposed TCC amendment restores the original \$3.85M TCC budget and project scope. Organizational changes: - EHC is now project lead (previously GRID). GRID remains a partner for roofs and solar. - Urban Corps withdrew due to prevailing wage requirements. - Hammond Climate Solutions brought in to handle remaining project work. - In fall 2025, GRID reorganized to a regional staffing model; a San Diego-based team will continue to support the project. Timeline: - Project cannot proceed until TCC amendment is approved in 2026. - All improvements expected to be completed within the remaining 3.5 years of the grant term. - Community members have been identified and the program is ready to launch. - Continuing to work with GRID, but capacity limitations led to bringing in Hammond Climate Solutions to handle remaining project work.
Recap of all presentations.

Public Comment	Anyone from the community gets 2min for public comment.	Chair: Terrell Rackley	7:45	None
Closing Remarks		Chair: Terrell Rackley	7:50	• Follow up with attendees regarding the RICCE logo. • We are looking for canvassers for RICCE. • We will contact Executive Committee members regarding additional Executive Committee meetings and the Chair's participation in subcommittees. Next meeting: August (date to be confirmed). Elections for the new Executive Committee will be held.