

REGULAR MEETING OF THE REDEVELOPMENT AGENCY

JANUARY 13, 2003

The Redevelopment Agency of the City of Costa Mesa, California, met in a regular meeting on January 13, 2003, in Conference Room 1A of City Hall, 77 Fair Drive, Costa Mesa. The meeting was called to order at 6:30 p.m. by Chairperson Monahan who led the Pledge of Allegiance to the Flag.

ROLL CALL Agency Members Present: Chairperson Monahan
Agency Member Cowan
Agency Member Mansoor
Agency Member Robinson
Agency Member Steel

Agency Members Absent: None

Officials present: City Manager Roeder
Executive Director Lamm
Planning & Redevelopment Mgr. Robinson
Agency Attorney Wood
Management Analyst Veturis
Neighborhood Improvement Mgr. Ullman
Executive Secretary Thompson

POSTING The Redevelopment Agency meeting agenda was posted at the Council Chambers and Police Department on Thursday, January 9, 2003.

MINUTES On a motion by Agency Member Robinson, seconded by Agency Member Cowan, and carried 5-0, the Minutes of November 12, 2002 were approved as written.

ANNUAL MEETING

Election: Chairperson and Vice Chairperson Chairperson Monahan announced in accordance with the Bylaws of the Redevelopment Agency, election is required of the Chairperson and Vice Chairperson at its Annual Meeting.

MOTION Agency Member Steel motioned Chairperson Monahan continue in office. The motion was seconded by Agency Member Robinson. Chairperson Monahan thanked Agency Member Steel for his nomination and Agency Member Robinson for her support; however, he declined, stating after serving for two years, it was time to step down. It had been his intent to get the Redevelopment Plan on its way and that had been accomplished.

Agency Member Cowan reported the tradition in Redevelopment Agency elections is that the Mayor Pro Tem becomes the Chairperson in order for that person to “groom” skills etc. for running meetings. Personally, she found it to be a most valuable experience before becoming Mayor. The Redevelopment Agency Members agreed to follow that tradition.

MOTION Chairperson Approved Carried On a motion by Agency Member Cowan, seconded by Agency Member Robinson, and carried 4-0 (Agency Member Steel abstaining), Agency Member Steel was elected Chairperson for a term of two years.

MOTION Vice Chairperson Approved Carried On a motion by Chairperson Steel, seconded by Agency Member Robinson and carried 4-0 (Agency Member Mansoor abstaining), Agency Member Mansoor was elected Vice Chairperson for a term of two years.

OLD BUSINESS None.

NEW BUSINESS

Public Hearing

**Mid-Cycle Review
1999-2004 Imple-
mentation Plan
and Plan
Amendment**

Neighborhood Improvement Manager Ullman outlined the legal requirements according to the California Reform Act of 1993 which requires a Redevelopment Implementation Plan (Plan) on a five-year schedule beginning in 1994. The Plan represents project planning but the Redevelopment Agency is not obligated to implement all those mentioned; however, projects which might be considered in the future should be included.

The Health and Safety Code requires at least once within the five-year term of the Plan that a public hearing be conducted. Neighborhood Improvement Manager Ullman referred to various segments of the Plan outlined in the staff report, including the policies, goals and objectives which are based on the HUD Consolidated Plan and Housing Element (page 2). Page 3 lists all programs underway funded by both State and Redevelopment money. Pages 11-14 of the Consolidated Plan represent the "wish-list" of the Redevelopment Agency. The Plan will not be adopted until 2004. Prior to that time, staff will ask the Redevelopment Agency for consideration of other types of programs, including a senior rental subsidy program. The Addendum to the Plan presents new programs not included in the original Plan. There is no obligation to implement the new suggested programs.

Vice Chairperson Mansoor referred to new legislation outlined in the staff report, and asked if it is in affect. Neighborhood Improvement Manager Ullman responded some legislation is; however, the City is not impacted, as it is not administering those particular programs. There are requirements concerning inclusionary housing: fifteen percent of new construction will have low-income covenants which only presently apply to the Pacific Savings building location. In the future, should a new Redevelopment Area be adopted, those requirements will stand. A listing of pros and cons, costs, etc. with regard to the new programs will be presented to the Redevelopment Agency when it adopts the budget. The information presented in the Addendum is for review only at this time

Agency Member Cowan referred to page 3 (D) of the staff report listing goal achievements and asked if the figures were on target. Neighborhood Improvement Manager Ullman replied, depending on the Program, they are probably where they should be. There is little pubic interest in the Rental Rehabilitation Program. The HOME 6 and Habitat for Humanity projects take the City as far as it can go with regard to the Acquisition Rehabilitation Program. Approximately ten First Time Home Buyer Assistance Program applicants are funded per year.

Agency Member Cowan thought it important to understand where the City is in terms of what is available, what is working and what is not. She asked if staff would recommend going with the Addendum. Neighborhood Improvement Manager Ullman responded in the affirmative because it would make it unnecessary to return to the Redevelopment Agency later in the year to modify the Plan.

Agency Member Robinson referred to page 4 of the staff report, third bullet point, regarding limitation on the percent of set-aside funds that can be spent on senior citizens, and asked how much is being done currently. Neighborhood Improvement Manager Ullman replied no money is earmarked for seniors. Providing the City does not spend over fifteen percent, there should not be any problem. Providing the tax increment remains the same, the proposed Senior Subsidy Rental Program should not be affected.

Agency Member Mansoor asked for clarification of Attachment C: 4th paragraph concerning CDBG funds. Neighborhood Improvement Manager Ullman confirmed these funds were used for Public Service Grants, Neighbors for Neighbors, Capital Improvements, etc.. They have not been used for any type of senior residents but are available for such a purpose. Since 1997, other than Neighbors for Neighbors, all housing programs, are funded from HOME and Redevelopment per City Council's direction.

Chairperson Steel asked if there was any public comment; there being none, he closed the Public Hearing.

**MOTION
Approved
Carried**

On a motion by Agency Member Monahan, seconded by Agency Member Robinson, and carried 5-0, Resolution No. 228-03 was approved adopting mid-cycle review of the 1999-2004 Implementation Plan and Addendum thereto.

**Expanded RDA
Amended/Project
Area Preliminary
Plan Background/
Status Report**

Planning and Redevelopment Manager Robinson reported he and Urban Futures, Inc. representatives had met with Members of the Redevelopment Agency and indicated the Preliminary Plan with extended territory and additional time and financial information would be forthcoming. The Draft Preliminary Plan was completed in September, 2002 but was continued to allow additional public notice to property owners. At the Planning Commission hearing on November 25, 2002, many questions were presented by the property owners which resulted in the Planning Commission again continuing this item until its January, 2003 meeting. Thus, staff is unable to present the Preliminary Plan at this meeting, but will do so at the Redevelopment Agency meeting in February, 2003.

Urban Futures, Inc., as a part of its original public outreach and education program, scheduled five roundtable workshops. Because of the Planning Commission continuance, two have been scheduled prior to the Planning Commission's next meeting and will focus on industrial property owners, south and north of 17th Street. Planning and Redevelopment Manager Robinson outlined the remainder of the workshops scheduled and their focal points.

Agency Member Cowan requested a comprehensive report of the Planning Commission meeting be presented to the Redevelopment Agency. Planning and Redevelopment Manager Robinson confirmed this would be provided.

Chairperson Steel asked if there was any public comment; there being none, he closed the Public Hearing

**MOTION
Approved
Carried**

On a motion by Agency Member Robinson, seconded by Agency Member Cowan, and carried 5-0, it was agreed the report would be received and filed at a later date.

REPORTS

Executive Director None.

Agency Attorney None.

WARRANT RESOLUTIONS CMRA-306 and CMRA-307 On a motion by Agency Member Robinson, seconded by Agency Member Cowan, and carried 5-0, Warrant Resolution CMRA-306 was ratified, and Warrant Resolution CMRA-307 was approved.

ORAL COMMUNICATION

David Salcido, 954 West 17th Street, Costa Mesa, provided an area map to the Redevelopment Agency, outlining a half block on West 17th Street between Monrovia and Whittier Avenue. As owner of three parcels on the north side of 17th Street, he addressed the specific subject of crime in connection with the Redevelopment Project Area. Page 5 of the Preliminary Plan identifies economic conditions that define blight – one being high crime. In his opinion, the area he identified is not a high crime area and he believed police reports would back that opinion. He stated there is strong opposition to including this area in the Redevelopment Project Area. He wanted to go on record as saying that this one particular reason to define the area as a blighted area is not applicable. He challenged anyone to find a resident who left the area because of crime.

AGENCY MEMBERS COMMENTS AND SUGGESTIONS None.

ADJOURN There being no further business for discussion, Chairperson Steel adjourned the meeting at 7:00 p.m.