

# **COSTA MESA REDEVELOPMENT AGENCY**

## **PROPOSED AMENDMENT TO THE REDEVELOPMENT PLAN FOR THE DOWNTOWN COSTA MESA REDEVELOPMENT PROJECT**

### **MEETING NOTES FOR THE INDUSTRIAL PROPERTY OWNER/TENANT "ROUNDTABLE" DISCUSSIONS JANUARY 16, 2003 Costa Mesa Community Meeting Center**

#### **I. INTRODUCTIONS**

- A. Agency Staff - Mike Robinson, Planning and Redevelopment Manager introduced Hilda Veturis, new Redevelopment Management Analyst.
- B. Consultants – Urban Futures, Inc. (UFI) In attendance: Jon Huffman, Richard Tilberg, and Fara O'Neil
- C. Purpose of "Roundtable" Discussion – To allow special interest groups, such as the industrial property owners south of 17<sup>th</sup> Street to meet in a small group for education and discussion purposes regarding the redevelopment process.
- D. Review Information Packet – UFI explained that the packet follows a power point presentation, which would be explained during the presentation.

#### **II. PRESENTATION**

- A. UFI Background – Consultant provided company background information and experience.
- B. Amendment Objectives – Explained in information packet and power point presentation.
- C. Comparing the Two "Rs" – Redevelopment of Added Territory and Revitalization of Westside explained by UFI. Redevelopment allows money to be generated from a redevelopment area without increasing property taxes. In turn these funds are used within the redevelopment area to revitalize areas physically or economically deteriorating. It also helps to fund infrastructure improvements, which could not otherwise be funded.
- D. Costa Mesa Redevelopment Experience – Visuals of past projects were shown.
- E. Preliminary "Blight Discovery"
  - 1. General – Blight defined pursuant to California Community Redevelopment Law (CCRL).

2. Specific – Visuals of conditions that met the definition of blight within the Westside industrial area were shown. Examples included insufficient parking, overhead utilities, parking on sidewalks, problems with ingress and egress, loading and unloading from centerline, storage of debris and chemicals, unsafe buildings, incompatible land uses etc.

F. Other Things to Know

G. What's Next

Planning Commission to take action on a Resolution designating the preliminary boundaries of the area to be added to the existing Downtown Redevelopment Project Area and approving the Preliminary Plan for the proposed Amendment. A list of future major steps was included in the information packet.

### III. DISCUSSION

The industrial property owners voiced concerns regarding the following:

- How does eminent domain affect my property?
- Where does the money go?
- What are the plans projected for the area?
- Does being in a project area cloud my property title and lessen the value of my property?
- Can eminent domain be restricted to specific land uses or can it be removed from the proposed redevelopment area completely?
- Won't being in a redevelopment area make it difficult for me to rent to prospective tenants?
- With the Governor trying to balance the state budget, what will the impact be on redevelopment?

UFI staff responded to all the above concerns and reminded the owners that no determination about eminent domain had been made. The owners requested a copy of the "Exception to Title". At the conclusion of the meeting the industrial property owners stated that they did not want to be included in a redevelopment area.

There were 22 persons in attendance at this meeting. The meeting ended at approximately 9:15 p.m.