

# **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 22, 2003 Costa Mesa Senior 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 and Richard Tilberg.
- C. Purpose of "Roundtable" Discussion – To allow special interest groups, such as the industrial property owners north of 17<sup>th</sup> Street to meet in a small group for education and discussion purposes regarding the redevelopment process.

#### **II. JANUARY 16, 2003 ROUNDTABLE DIGEST**

On January 16, 2003, the first of two industrial roundtable meetings was held. This meeting included the property owners south of 17<sup>th</sup> Street. There were 22 persons in attendance. The purpose of the meeting was to inform and discuss with the industrial owners the proposed redevelopment process. The following is a brief overview of that meeting:

- A description of the proposed redevelopment boundaries was provided.
- The purpose of the Preliminary Plan was addressed.
- The purpose of redevelopment and how it works was explained.
- A case study was presented to show the increase in the assessed values of properties within a designated redevelopment area.
- UFI presented a power point presentation addressing most of the questions of those in attendance. However, due to the number of questions being asked, the consultant was unable to complete the presentation.
- Those in attendance stated that they still had concerns that redevelopment would impact them negatively and therefore, desired to have their properties removed from the proposed redevelopment area.

### III. PRESENTATION

- A. UFI Background – Consultant provided company background/experience.
- B. Amendment Objectives – Explained in information packet and power point presentation. UFI staff explained that the amendment process is in its infancy. There are many decisions still to be made by the Agency Board, which will include community input, that will set the course for redevelopment in this community.
- 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 – Past redevelopment projects were discussed.
- 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 the center of the street, 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.

### IV. DISCUSSION

The industrial property owners voiced concerns regarding the following:

- How does eminent domain affect my property?
- Where does the money go?
- Won’t being in a redevelopment area make it difficult to rent to prospective tenants?
- 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?

- With the Governor trying to balance the state budget, what will the impact be on redevelopment?

UFI staff responded to all the above concerns. The industrial property owners stated that they did want to be included in the redevelopment area.

There were 37 persons in attendance at this meeting. The meeting ended at approximately 9:30 p.m.