

## REGULAR MEETING OF THE REDEVELOPMENT AGENCY

FEBRUARY 10, 2003

The Redevelopment Agency of the City of Costa Mesa, California, met in a regular meeting on February 10, 2003, in the Police Department Auditorium, 99 Fair Drive, Costa Mesa. The meeting was called to order at 6:40 p.m. by Chairperson Steel, followed by the Pledge of Allegiance to the Flag led by Vice Chairperson Mansoor.

### ROLL CALL

Agency Members Present: Chairperson Steel  
Vice Chairperson Mansoor  
Agency Member Cowan  
Agency Member Monahan  
Agency Member Robinson

Agency Members Absent: None

Officials present: City Manager Roeder  
Executive Director Lamm  
Planning & Redevelopment Mgr. Robinson  
Agency Attorney Wood  
Executive Secretary Thompson

### POSTING

The Redevelopment Agency meeting agenda was posted at the Council Chambers and Police Department on Thursday, February 6, 2003.

### MINUTES

A motion by Agency Member Monahan was seconded by Agency Member Mansoor, and carried 4-0 with one abstention (Agency Member Cowan abstained as she was not in attendance at the meeting) the Minutes of January 13, 2003 were approved as written.

### OLD BUSINESS

#### **Preliminary “Added Territory” Boundaries for the Downtown Redevelopment Project Area Plan for the Added Territory**

Chairperson Steel introduced this item, which was continued from the Redevelopment Agency meeting of January 13, 2003. Because of the overcrowded conditions of this evening’s meeting and the requirement to meet the Fire Code concerning limitation on occupancy, he recommended that this item be continued to 6:30 p.m. on March 10, 2003, in the Adams Room in the Neighborhood Community Center, which has the occupant capacity of 250.

Vice Chairperson Mansoor said he had expected to comment on this important item; however, he learned this evening he is required to reclude himself from participating in this matter because of the close proximity of his personal residence to the areas under consideration for redevelopment. He is permitted to talk to individuals in public, and can be contacted through the City. He announced he is planning to make statements unrelated to redevelopment at the next City Council meeting.

Agency Attorney Wood elaborated on the Political Reform Act that creates a presumption of a conflict of interest when a decision maker, such as Vice Chairperson Mansoor, lives next to the proposed added territory. Because of that proximity, Vice Chairperson Mansoor must reclude himself from participating in decisions involving the Amendment to the Redevelopment Plan.

Agency Member Monahan requested an explanation of why the meeting could not continue this evening and what will happen at the March meeting.

Chairperson Steel responded the Adams Room will be large enough to hold a full hearing. Staff reports will be available, and care will be taken to ensure everyone is accommodated.

Agency Member Cowan thanked those present for the effort made in coming to this evening's meeting. She said the Redevelopment Agency was very pleased, if surprised, by the turn-out. The meeting had been moved from conference room 1A to the Police Department auditorium to accommodate up to 80 people. By continuing the meeting until March 10, will allow everyone to be privy to the presentation by the consultants and staff, and have an opportunity to comment. The new venue will allow for an audience of up to 250 people and will be as fair as possible to all those people present in the auditorium, as well as those in the lobby and hall.

Agency Member Monahan reiterated the new location will ensure access to the public and give everyone an opportunity to speak to the item. Microphones will be set up and the meeting will be televised.

**MOTION**  
**Approved**  
**Carried**

A motion by Agency Member Cowan to continue this item to March 10, 2003, at 6:30 p.m. in the Adams Room at the Neighborhood Community Center, 1945 Park Avenue, was seconded by Agency Member Robinson, and carried 5-0.

**ADJOURN**

There being no further business, Chairperson Steel adjourned the meeting at 7:00 p.m. to March 10, 2003 in the Neighborhood Community Center, commencing at 6:30 p.m.