

UNOFFICIAL UNTIL APPROVED

REGULAR MEETING OF THE REDEVELOPMENT AGENCY

JUNE 9, 2003

The Redevelopment Agency of the City of Costa Mesa, California, met in a regular meeting on June 9, 2003, in the First Floor Conference Room, City Hall, 77 Fair Drive, Costa Mesa. The meeting was called to order at 2:00 P.M. by Chairperson Steel, followed by the Pledge of Allegiance to the Flag led by Agency Member Scheafer.

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

Agency Members Absent: None

Officials Present: City Manager Roeder
Executive Director Lamm
Planning & Redevelopment Mgr. Robinson
Agency Attorney Wood
Director of Finance Puckett
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, June 5, 2003.

MINUTES On a motion by Chairperson Steel, seconded by Agency Member Cowan, and carried 5-0, the Minutes of May 12, 2003, were approved as written.

OLD BUSINESS None.

NEW BUSINESS

Appointment of Redevelopment and Residential Rehabilitation (3R) Committee Members Agency Member Cowan asked to continue this item until the next Redevelopment Agency meeting. She was unaware this was an item on this afternoon's agenda. As the meeting had been scheduled to begin at an earlier time of 2:00 P.M., it was difficult for people to attend. She understood there was no time constraint on this item, and a delay would assure an opportunity for those who wished to speak.

Vice Chairperson Mansoor responded he thought everyone had been notified that this item was agendaized. Jonathan Zich had requested to remain in the vacant position as a Committee Member, and three applications had been received for the Alternate vacancies. In his opinion, it would simply be a matter of filling the positions as needed.

PUBLIC COMMENT Mike Berry, 2064 Meadow Lane, Costa Mesa, said this item had been pushed ahead several times. There are applicants for the positions. He did not see why there should be a further delay, particularly as those people did not have to be present to be appointed.

MOTION A motion by Agency Member Monahan to appoint the three applicants as Alternates and readvertise for the Member position was seconded by
Appoint Zich and 3 Applicants as Alternates Vice Chairperson Mansoor for discussion and clarification. Vice Chairperson Mansoor asked if the maker of the motion would reappoint

Jonathan Zich as full member. Agency Member Monahan responded in the affirmative, and clarified his motion: reappoint Jonathan Zich as full Member and appoint the three applicants to the Alternate positions.

**Substitute
MOTION
Appoint
Individuals
Failed**

Chairperson Steel put forth a substitute motion to vote on each individual rather than collectively. He had no problem with Mr. Zich being reappointed or with Kellie Bieber and Christian Eric being appointed as Alternates; however, he could not support Martin Millard being appointed. The motion failed for lack of a second.

**Original MOTION
Approved
Carried**

The original motion carried 3-2, (Chairperson Steel and Agency Member Cowan voting no).

**Amendment No.1
to Professional
Services Agree-
ment for
Community
Redevelopment
Action Committee
(CRAC) Public
Participation
Facilitator**

Planning and Redevelopment Manager Robinson reported the CRAC was to have a sub-committee review its draft report with the Facilitators, Civic Solutions, Inc., (CSI), within the next couple of evenings; however, it was learned this morning, the draft report will be delayed to possibly August, 2003 for presentation to the Redevelopment Agency. CSI had suggested its contract be extended for insurance purposes until September 30, 2003 – not July, 2003 as originally requested. The project will be brought within budget; an extension of time only is requested in order to submit the final report.

Agency Member Cowan voiced concern why the report is not ready and questioned why an extension is needed until September. Planning and Redevelopment Manager Robinson responded CSI had made the request; if the CRAC had significant revisions after its July meeting, it may take until September to finalize the report.

Agency Member Monahan requested confirmation an extension would not include an increase in the budget. Planning and Redevelopment Manager Robinson responded in the affirmative. He did not feel staff could finish the incomplete draft report on behalf of CSI at this point.

**PUBLIC
COMMENT**

Judi Berry, 2064 Meadow Lane, Costa Mesa, although not a member, said she had attended CRAC meetings. She agreed, staff could not finish the draft report. The subcommittee was scheduled to meet two days after receiving the draft. The two meetings scheduled for this week were cancelled, and it is anticipated they will take place next week.

**MOTION
Extend term of
Professional
Services
Agreement**

Agency Member Cowan motioned to approve Amendment No. 1 to extend the term of the Professional Services Agreement with CSI to August 30, 2003, with direction to both staff and CSI to move as quickly as possible to assure the draft report is available by the July Redevelopment Agency meeting - with the final report presented to the Redevelopment Agency by its August, 2003 meeting. Chairperson Steel seconded the motion.

Agency Member Monahan asked would staff be able to finalize the report if a draft is received. Planning and Redevelopment Manager Robinson agreed this could be done but only if editorial comments were necessary; however, he understood the initial intent proposed by Agency Member Cowan was not to have staff involved in the report.

Executive Director Lamm presumed CSI suggested an extension to September was for insurance purposes only, and doubted there would be a

three months delay. He was confident Agency Member Cowan's motion would adequately handle the timeframe needed. If the draft was not in compliance with CSI's contract, then staff would take over to correct the situation.

Agency Member Cowan opined CSI had indeed met the contract requirements to date and should write the final report for which it has been paid. A list of items will be forthcoming and the Redevelopment Agency can then give directions to a group to continue. It was a difficult process to get started but she would like to get the report completed as soon as possible.

Agency Member Monahan supported the motion but said he would not support an extension beyond August. He asked the message be relayed to CSI that two months over-time is not acceptable to him.

**Approved
Carried**

The motion carried 5-0.

**Review of 2003-
2004 Statement of
Investment Policy**

Director of Finance Puckett reported review of the 2003-2004 Statement of Investment Policy is a required action by the State Government Code Section 53646. He is charged with the responsibility of resubmitting the Investment Policy for review and adoption each fiscal year. There are no significant changes in legislation or wording within the Investment Policy that have been recommended.

Agency Member Monahan asked, in light of the bind the State is in, if Director of Finance Puckett is still fully confident in the Local Agency Investment Fund (LAIF). Director of Finance Puckett responded he was; access to the LAIF is restricted under the existing Government Code and legislature, even for gap-financing, should the State need to do that.

**MOTION
Approved
Carried**

On a motion by Agency Member Cowan, seconded by Chairperson Steel, and carried 5-0, Resolution No. 233-03 was approved, adopting the 2003-2004 Statement of Investment Policy and authorizing the Treasurer to invest and reinvest idle moneys of the Costa Mesa Redevelopment Agency in accordance with the 2003-04 Statement of Investment Policy, and authorizing the said Treasurer to delegate to the Assistant Director of Finance the carrying out of any such tasks.

REPORTS

Executive Director None.

Agency Attorney None.

**WARRANT
RESOLUTION
CMRA-312**

On a motion by Chairperson Steel, seconded by Agency Member Monahan, and carried 5-0, Warrant Resolution CMRA-312 was approved.

**ORAL
COMMUNICATION**

Hildegard Gonzalez, 1932 Pomona Avenue #A, Costa Mesa, complained she was not able to hear all speakers during the meeting as they spoke too quietly in the microphones. She did not know what was being discussed so could not comment. Planning and Redevelopment Manager Robinson indicated where copies of the meeting agenda and staff reports for the public were located. Ms. Gonzalez stated there are only five paved

parking spaces at 1931 Pomona,. The tenants are nice but there is overcrowding and cars are parked in front of her residence. The garages are not used and stand empty. Traffic Services respond within 24 hours and there are 72 hours in which to move the car. Once street sweeping is done, the cars are back again. Perhaps the owner of the property can be persuaded to provide additional parking. Her husband is disabled with advanced Parkinson Disease, and it is easier for them to park in front of the house when returning from appointments. Chairperson Steel responded staff would look into the matter.

**AGENCY
MEMBER
COMMENTS AND
SUGGESTIONS**

Agency Member Monahan referred to recent negative publicity about Triangle Square and how it is a failed Redevelopment project. He reported he had talked to several people who have had great difficulty contacting the ownership. He wanted it to go on record that the project is privately owned. The Redevelopment Agency has no control over the project, and is just as disappointed in the Triangle Square management as any one else.

ADJOURN

There being no further business for discussion Chairperson Steel adjourned the meeting at 2:35 P.M.