

UNOFFICIAL UNTIL APPROVED

REGULAR MEETING OF THE REDEVELOPMENT AGENCY

OCTOBER 13, 2003

The Redevelopment Agency of the City of Costa Mesa, California, met in a regular meeting on October 13, 2003, in the Neighborhood Community Center, 1845 Park Avenue, Costa Mesa. The meeting was called to order at 6:45 p.m. by Chairperson Steel, who led the Pledge of Allegiance.

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

Officials Present: City Manager Roeder
Executive Director Lamm
Planning & Redevelopment Mgr. Robinson
Agency Attorney Wood
Management Analyst Penalosa
Executive Secretary Thompson

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

MINUTES On a motion by Chairperson Steel, seconded by Agency Member Cowan, and carried, 5-0, the minutes of the regular Redevelopment Agency meeting of August 11, 2003, joint City Council/Redevelopment Agency meetings of August 4, 2003 and September 2, 2003, plus special Redevelopment Agency meeting of the joint on September 8, 2003, were approved as written.

OLD BUSINESS

Housing Mediation Updated Neighborhood Improvement Manager Ullman reported that at the August 2003 Redevelopment Agency meeting, staff provided the staff report detailing the search for a firm to implement a pilot mediation housing program to provide fair housing services for Costa Mesa residents. This program would operate in the City on a part time basis. Previously, the Fair Housing Council of Orange County (FHCOC) had a staff person to fulfill the position; however, that person is currently on disability, and staff was unable to find any candidate to run the program as part of the FHCOC contract.

Neighborhood Improvement Manager Ullman stated that staff had interviewed a candidate, Ed Davis, a seasoned housing mediator/labor negotiator who has participated in several state housing mediations throughout California. Mr. Davis was referred by the Orange County Community Congregation Organization (OCCCO). Mr. Davis proposed to run the program for \$75 per hour and would obtain interpreters to assist him on an ongoing basis at no extra cost. Mr. Davis had met all of the City insurance requirements and was in the audience if any members of the Redevelopment Agency had any questions for him.

Staff was seeking direction from the Redevelopment Agency

to authorize negotiations with Mr. Davis or to put the program on hold until the FHCOC had adequate staff to implement the pilot program. Staff indicated that money was available in the budget for the program.

Chairperson Steel had reviewed Mr. Davis' credentials and found them satisfactory; his only concern was whether the program was needed at this time.

Agency Member Cowan asked the cost per hour or cost per program to maintain as part of the contract with the FHCOC. Neighborhood Improvement Manager Ullman answered if staff amended the contract with the FHCOC, it would cost about \$24 per hour to implement the program. She had spoken with other housing organizations within Los Angeles County as well as other mediators. Her research indicated that Mr. Davis' rate was probably the lowest rate available if a non-profit such as the FHCOC was not involved with the program.

Agency Member Cowan asked if the discussion on this item concerned whether or not housing mediation would be a part of the FHCOC contract or the City creating its own housing mediation program. Neighborhood Improvement Manager Ullman confirmed those were the two issues.

Vice Chairperson Mansoor stated that this service is currently available by phone. He could not support opening another avenue when the mediation was available because it seemed unnecessary and repetitive.

Chairperson Steel called for public comment.

PUBLIC COMMENT

An unidentified speaker from the audience indicated there were people waiting outside the hearing room and they could not hear the proceedings. People were not being treated fairly because the staff did not schedule a room large enough to accommodate the audience. It was not right and not fair. Agency Member Monahan was the individual who was responsible for not scheduling a larger room.

Agency Member Monahan stated that he was there to represent him and that currently Chairperson Steel was the Chair of the meeting.

Chairperson Steel asked if the room partition could be opened to allow more individuals to hear the proceedings.

Vice Chairperson Mansoor said that the meeting must proceed orderly and he appreciated the audience's concerns. The speaker raised a valid point and asked for patience to address the issue.

Chairperson Steel asked staff for a solution.

Executive Director Lamm explained that he attempted to book the full size room in anticipation of the meeting, but it was not available. He asked the audience to be patient. If it was time for a critical vote, the Redevelopment Agency had the option to putting the meeting over to another date. The room seated a certain number of people and more people could not be brought into the room to create an unsafe situation. He asked for everyone's patience.

Chairperson Steel asked if the other side of the partition was available. Executive Director Lamm responded that he was told it was not available. Chairperson Steel said if the room was empty, he did not see any reason why it could not be utilized. Executive Director Lamm said that if it was the pleasure of the Redevelopment Agency, there could be a brief recess to assess whether there was sufficient staff to open the room. Staff was told the room was not available. Chairperson Steel stated that at the very least the doors on the side of the building could be opened so more individuals could hear what transpired during the meeting.

Chairperson Steel asked for Public Comment as the room was opened up to allow more to enter.

Martin Millard, 2973 Harbor Boulevard, Costa Mesa, stated he agreed with Vice Chairperson Mansoor that this program was not needed in a tight budget situation. With all due respect it appeared that some members of City Hall were “empire building” by advocating unnecessary programs. If a resident needs housing mediation, there is a phone number; the city was already spending \$48,000 to pick up shopping carts; expending money for a job center, and many other programs.

Chairperson Steel closed the public hearing.

Agency Member Cowan said she moved that we not pursue the housing mediation program at this time. It was not an interest of staff, it was not an attempt to “empire build”; this request came from her from members of the public. She was not interested in establishing another program that the City is directly responsible for, but that the housing mediation program was to be part of the contract with the FHCOC.

**MOTION
Approved
Carried**

Agency Member Cowan motioned to table the Housing Mediation program and that the FHCOC be asked to keep track of the numbers of calls they do receive. She knew staff received a regular report from the FHCOC and if it became evident that an onsite program would be important and necessary; it can be done by FHCOC as part of its contract. At that time, staff should then return this item to the Redevelopment Agency. The motion was seconded by Agency Member Monahan, and carried 4-1, Vice Chairperson Mansoor voting no.

Vice Chairperson Mansoor said he would not support the motion because he did not believe it needed to be tabled as the program already existed.

RECESS

Chairperson Steel called for a brief recess.

**Preliminary “Added
Territory” Boundaries
For the Downtown
Project Area,
Preliminary Plan For
the Added Territory
And Eminent Domain
Redevelopment Policy
Resolution (continued
from February 10,
2003)**

Chairperson Steel recognized Agency Member Monahan for comment. Agency Member Monahan stated that as the room was being expanded so all audience members could hear the proceedings, he wanted to combine items #2 and #3 because they are directly related to the entire added development territory and the request for project removal. He believed two public hearings were not necessary as both items were old business and several hearings had already transpired. He would like a straw vote among the Redevelopment Agency if they were willing to oblige him to ascertain whether there was a definite position among the Agency Members at this time.

Then, if there was a definite Redevelopment Agency direction, he would ask speakers to speak toward that position indicated by the straw vote. He thought many audience members' concerns could be alleviated by what he felt the Agency Majority opinion would be. Both items needed to be read separately into the record, but his first attempt would be to put the two items together for one hearing.

Vice Chairperson Mansoor said that because his residence falls within 500 feet of the proposed area, he must recuse himself. Some audience members were present at the incentive discussion at the study session. It was a beneficial discussion and would like to the City continue in that tract, with which he was able to speak with some members of the audience. He was pleased with the report by Alfred Gobar and Associates and he had some questions about the report, but he had to step out and recuse himself.

**MOTION
Approved
Carried**

Agency Member Monahan made a motion to combine the two items, the discussion regarding both the preliminary "Added Territory" boundaries for the Downtown Redevelopment Project Area, Preliminary Plan for the Added Territory and Eminent Domain Policy Resolution and the Continuation of the Westside Revitalization Association (WAR) Request Agency Member Cowan seconded the motion, which carried 4-0 – Vice Chairperson Manor recused.

Agency Attorney Wood said that because adjusting agenda items are procedural, public comment is not necessary.

Agency Member Cowan asked that there be a break until the room opened and audience members were seated before any staff report commenced.

RECESS

Chairperson Steel called for a brief recess in order for the room to be opened up to accommodate public overflow

**Discussion of Item #2
and #3**

Chairperson Steel reconvened the meeting and asked for patience, tolerance and civility. There was a television monitor so those in the back could also see the proceedings.

Executive Director Lamm said he had a large staff presentation, planned on shortening it to offer a review of the history of the matter. The first public meeting in which residents were noticed with the issue was at the March 10, 2003 Redevelopment Agency meeting. At that time, the Redevelopment Agency offered staff nine different directives regarding questions, projects or answers for which they wanted a report. At that meeting the Redevelopment Agency asked the Committee Redevelopment Action Committee (CRAC) to develop goals for the Westside. It was asked that this project be continued for six months to the September 8, 2003 meeting. That meeting did not occur, so it was officially continued until the October 13, 2003 meeting. The October Redevelopment Agency meeting was the legally established continued meeting from March 10, 2003.

The two agenda items have been combined, thus opening the discussion for item two, continued from the February 10, 2003 meeting which considered the preliminary added territory boundaries for the downtown redevelopment area; the preliminary plan for the added territory and a resolution

determining the eminent domain policy. The recommendation on the agenda was to provide direction to staff. Item number three continues the request from the August 11, 2003 meeting of the Westside Revitalization Association (WRA), which asked the Redevelopment Agency to remove all industrial properties from the Redevelopment Project Area consideration.

Items number two and three combined discuss whether the Redevelopment Agency forms any new redevelopment project area in the City, and if the Redevelopment Agency proceeds to adopt a redevelopment area at a future date, if that area would solely be the Westside or an alternative project as outlined in the staff report. The Redevelopment Agency has the option of adding as large an area as recommended by the Planning Commission, something smaller than the area recommended by the Planning Commission or to completely stop the process. Executive Director Lamm would terminate the staff discussion, since the Redevelopment Agency has decided to have a discussion. If after the Redevelopment Agency discussion, the Redevelopment Agency would like staff to present a report, it could easily be accommodated.

Agency Member Monahan supported Executive Director Lamm by stating that the project had been continued for six months, which would have been September, but due to lack of a meeting, the issue was continued to this month to discuss what added territories might be appropriate. Over the past several months, there have been several comments, presentations, and discussions regarding the "added territory." Agency Member Monahan felt the same way he did six months ago, and as such, had no desire to pursue the added territory boundaries for the redevelopment area. The only interest he wanted to pursue was the West 19th Street commercial corridor.

He wanted to discern how other Agency Members felt about his interest in the West 19th Street commercial corridor, and would like to take a straw vote because if other Agency Members felt the same way as he, several hours of discussion and public comment might be alleviated.

Item number two would be rejected, and in that rejection would include the discussion for eminent domain as far as the recommended territory for the Planning Commission. The second part of his straw vote would be to return West 19th Street to the discussion and ask staff to bring an economic study of the area, perhaps in January, so that the West 19th Street commercial corridor may be discussed. Agency Member Monahan sought support from other Redevelopment Agency members to reject the boundaries of the preliminary project area.

Agency Member Cowan asked for an overhead map which would highlight the areas for discussion. The staff report map was in gray scale and difficult to determine. Agency Member Cowan also asked Agency Member Monahan if the economic study pertaining to 19th Street, approximately two blocks in length, was the corridor of which he was speaking. Agency Member Monahan replied that his primary intention was to reject the original added territory because it was his understanding that a great deal of time had passed since the

economic study. The actual West 19th Street corner would have to be defined and his suggestion was for the frontage of West 19th Street to the back of the properties.

Agency Member Cowan inquired if a straw vote would be permissible and how to do it. She asked if the straw vote occurred by members stating their opinion. Agency Attorney Wood said that a straw vote would be permissible.

Agency Member Cowan said she agreed with Agency Member Monahan and that one of the difficulties with redevelopment is the point at which the Redevelopment Agency starts voting against taking another step. Now would be the time to indicate the Agency has pursued the areas it wanted to pursue and is not interested in pursuing them further.

Agency Member Scheafer said he would support both Agency Member Cowan and Agency Member Monahan. He would support that action because his research indicates the West 19th Street area also.

Chairperson Steel said that although the straw vote may carry, he would not vote to reject the Planning Commission's added territory. Chairperson Steel would like to continue the process for another six months as the status quo without adding the territory, but continue the process, and eliminate the fear of eminent domain. Many residents are concerned about eminent domain needlessly, because at this time, that is not a concern. There is a committee in place that is a successor to the CRAC Committee and it is called the WROC committee as well as the business committee. The committees can work together with staff without fear of eminent domain, while continuing to improve the area. At the same time, Chairperson Steel would like the consultants to look at these areas and assess them parcel-by-parcel to determine where blight is, and to let the committees and City Council address viable recommendations as to what should be improved, thus eliminating the fear of eminent domain. At the end of the period, the territory would probably not be added. He did not believe that was the direction the Redevelopment Agency would pursue, but that many residents would return home, secure their property would be intact. There were problems on the Westside and he wanted to keep the committees focused, as they have been for the past six months to ensure owners are improving their lots, and the City needed the community's help to improve the area.

Chairperson Steel asked Agency Member Monahan if there should be public comment on his motion exploring an economic study of the commercial corridor of 19th Street.

Agency Member Monahan said there would be public comment. The reason he worded his action as such was because a motion and a binding action can only occur after public comment. His intention was to determine a pulse of the Redevelopment Agency Members because there has been much discussion. His intention was to no longer proceed with the redevelopment area as recommended by the Planning Commission; that he wanted staff to proceed by coming in January or when convenient looking only at the commercial corridor on West 19th Street. He had no desire to proceed into industrial or residential areas, and he had stated his feelings on this issue multiple times. While the concerns raised by

Chairperson Steel are valid, it is financially irresponsible and impossible to address all the concerns by declaring a redevelopment area. The problems are not solved by declaring an area a redevelopment area; code enforcement and policing occur regardless of a redevelopment area. The state does not have the funds. He wanted the community to have a sense of the direction of the Redevelopment Agency which is why he began the discussion among the Redevelopment Agency members by combining items number two and three.

Agency Member Scheafer said he supported the direction of Agency Member Monahan.

Agency Attorney Wood stated that in light of the discussion, there should be an abbreviated public comment as the audience has been given a clear indication as to the direction of the Redevelopment Agency. At the end of public comment it would be appropriate for Agency Member Monahan to make his motion.

Chairperson Steel said that there had been a request by Dan Gribble, President of Westside Revitalization Association, to offer a short presentation before public comment. He asked Mr. Gribble if he still requested the presentation. Mr. Gribble replied the presentation would take approximately twenty minutes. Chairperson Steel asked Redevelopment Agency members if they wished to allow Mr. Gribble to give his presentation. Chairperson Steel had no support for that direction.

An audience member asked if the Redevelopment Agency could clarify their actions and intentions on 19th Street.

Agency Member Monahan said his only intention with West 19th Street is that there is an economic study similar to the downtown area commencing from approximately Harbor to Whittier, and encompassing the commercial section of 19th Street.

Chairperson Steel asked Mr. Gribble if he wanted to give his presentation.

Agency Member Cowan said she believed that three minutes would be adequate presentation time for Mr. Gribble because he had previously provided the Redevelopment Agency with a report, unless new pertinent information had surface that a full presentation was not necessary.

Chairperson Steel told Mr. Gribble that he would be allowed three minutes of comment during public comment as would all other speakers.

Agency Member Monahan apologized for not procuring a map with regard to 19th Street. His intention was for staff to bring a report to the Redevelopment Agency regarding the commercial corridor on 19th Street and have staff define that area for the Redevelopment Agency, perhaps beginning at Harbor Boulevard and ending near or past Placentia.

Agency Member Cowan clarified that Agency Member Monahan's request was for research purposes only, that it was not declaring the commercial area of West 19th Street added

territory, adding it as a redevelopment zone or adding the area for possible eminent domain.

Agency Member Monahan said that pending the outcome of the economic study, the commercial corridor of West 19th Street would be the only area he may have an interest in considering for redevelopment, and economics may not make the area feasible for such an endeavor.

Executive Director Lamm stated that the Redevelopment Agency may set a maximum time to receive public testimony by making a motion, seconding it, and following with a majority vote.

Chairperson Steel replied that he would set the time limit for twenty minutes, and if more discussion was necessary, the Agency could extend the time limits to a longer period for public comment.

A clarification question asked from the audience asked for boundary clarification, asking if those individuals who lived in transitional zoning who were rezoned to residential were included in the redevelopment area.

Agency Member Cowan stated there was no boundary setting at this meeting of the Redevelopment Agency.

Executive Director Lamm clarified that the properties would be those fronting 19th Street generally between Monrovia and the existing redevelopment project area which would exclude all residential properties regardless as to whether they were contained in the transition zone or not. Moreover, the most staff would probably return in January was with a map that includes boundaries of the area; anyone in the area would receive a new notice and the process would begin anew. Then, the decision in January would be to continue with the process or stop the process.

Chairperson Steel opened public comment, allowing speakers three minutes each for a total of twenty minutes. He asked there be no applauding or other audience noises.

PUBLIC COMMENT

Dan Gribble, 931 West 18th Street, Costa Mesa, said as President of the WRA, he represents 147 members, property owners and businesses on the Westside and he appreciates the direction in which the Redevelopment Agency appears to be headed. He was opposed to redevelopment in his area because he did not feel the blight indicators applied to his area as property values have risen, there have been low vacancy rates, residential overcrowding does not apply, adult businesses do not exist and there is little crime in the area. Costa Mesa's previous redevelopment efforts have not been repaid and he is therefore opposed.

Martin Pickett, president and chief executive officer of Claval Company located at 17th Street and Placentia, Costa Mesa, lives in San Juan Capistrano, said that real people are being impacted. Claval has 370 employees, 121 who live in Costa Mesa. The company wants to be good neighbors and must maintain state, federal and local pollution standards. He asked people in the audience to rise if they opposed redevelopment, many of whom stood up.

Janice Davidson, 1982 Arnold Avenue, Costa Mesa, referred to Mr. Pickett's comments and said cancer was the problem. Clusters of children are dying and no one is checking into these claims. There was brain cancer in her area and the City should research the possible cancer risk exposure to the residents.

Martin Millard, 2973 Harbor Boulevard, # 264, Costa Mesa, said that any company producing pollution has the Pacific Ocean fan bringing the pollution back to Costa Mesa. Common sense dictated that there may be a cancer link between the business pollution and the residents and it should be investigated. The city needed to switch from commercial uses to residential uses for the good of citizens of the City.

Carmela Constancio, 952 West 17th Street, Apartment B, Costa Mesa, said that she felt the Redevelopment Agency has abused the policy of eminent domain. Eminent domain abuses and protecting property rights was a cornerstone of American civil liberties.

Tom Margitan, 780 Center Street, Costa Mesa, said he lived south of 19th Street. He came with prepared remarks stating he was angry, but the eloquent speech by Agency Member Monahan calmed him and he wanted to ensure that his property on Center Street would not be affected, only 19th Street.

Agency Member Monahan said he wanted to have staff return with a report discussing only the commercial corridor, and that if Center Street was not part of the commercial corridor, it would probably not be included. Also, if the property was residential it would not be included. Agency Member Monahan also asked that Mr. Margitan leave his address so that when 19th Street is discussed, he will have the opportunity to be included in the discussion.

Christopher Sutton, Pasadena attorney, retained by the Westside Revitalization Association, said he felt the blight classifications fraudulent, and that those blight indicators had loomed over the businesses and business owners for six months. Whoever in the City had been continuing the effort should be terminated.

Agency Member Monahan responded that six months previously there had been a meeting and there was a discussion to cease the redevelopment effort there. The Redevelopment Agency decided to continue to study the redevelopment area. The action pending could bring that effort to a halt. No one on staff or within the City was moving forward on redevelopment without authorization. Six months ago action had been taken to continue the study for six months, and that action was the subject of this discussion.

Chairperson Steel responded that City Council had responded to a tremendous amount of concern from residents regarding the area, which is why they pursued the possibility of redeveloping the Westside. Staff had not produced its own agenda with respect to these efforts.

Ann Van Ausdeln, 1660 Placentia, Costa Mesa, said she had

lived in the area for forty years. She did not want her property on Placentia taken through eminent domain.

Harvey Berger, President of Berger Development, 931 West 19th Street, Costa Mesa, complimented the Redevelopment Agency on its response to public demand without sparring with the public. He also complimented the City Council by limiting the possible redevelopment area to commercial properties. He requested that the area continue to Placentia. The whole community would benefit if the Placentia area were improved.

Vic Roberts, Vice President of sales and marketing, Claval Company, 17th Street and Placentia, Costa Mesa, said he had been employed in the machine shop and foundry since May 1967 and had suffered no ill health effects. There were probably 20-30 others in the room who had also suffered no health incidents who had worked at the property for many years.

Gary Weisberg, attorney with Palmieri, Tyler, Wiener, Wilhelm and Waldron, hired by the WRA, stated that his practice emphasized eminent domain areas. He wrote a letter dated October 3, 2003 noting the objections of the WRA to the proposed added territory. He wanted the Redevelopment Agency to recognize the potential economic ramifications on future City Councils stemming from eminent domain. He wanted the Redevelopment Agency to recognize the cost of eminent domain; that consultants often are optimistic regarding the actual cost of eminent domain, and it often costs more than estimated. Including all the industrial properties in redevelopment as well as adding them to eminent domain might constitute gross fiscal mismanagement. He thanked Redevelopment Agency members for the manner in which the meeting was conducted including the straw vote.

John Hawley, 3295 Clay Street, Newport Beach, a Costa Mesa business owner, said he wanted to remind the audience and Redevelopment Agency members of the AQMD study. The AQMD did not cite any major violations and the minor violations cited included a 7-11 convenience store, a shutter manufacturer, dry cleaner and a gas station. He thanked the Redevelopment Agency members for their findings.

Dan Keith, Chief Financial Officer, Claval Company, 17th Street and Placentia, Costa Mesa, has, been working for the company for nine years, said, its worldwide headquarters complies with the environmental laws. He has a child with cancer and he dealt with the cancer privately, not blaming any outside businesses or others.

Tom Harrison, TriCo Realty, 201 Paularino Avenue, Costa Mesa, owns 132,000 square feet in West Costa Mesa with no more than 2% vacancy on the Westside. He has enjoyed high tenancy and maintained landscaping to ensure the aesthetic appearance of the property. He studied the monetary numbers regarding conversion from commercial properties to residential properties and his study indicated that should commercial property be transferred to residential property, on a purely economic basis, the required sales price for the developer would be double what the property is worth today and thus, would ultimately create a financial crisis.

Chairperson Steel thanked the audience for their participation and restraint. He hoped the business community would remain involved and work with the WROC and a combination of residents and business owners to come forward to the City Council with a vital vision and improvements. It was not the intention of any Redevelopment Agency member to enact eminent domain. He was disappointed in the business community for sending correspondence to residents suggesting eminent domain and needlessly scaring the residents that they would lose their property. Chairperson Steel closed the public comments.

**MOTION
Approved
Carried**

Agency Member Monahan motioned to reject the Planning Commission recommendations for the proposed added territory boundaries in the preliminary project area and asked staff to return at their convenience after the holidays with a new look at only the 19th Street Corridor and include in that economic study the incentives discussed regarding the West 19th Street commercial area. Agency Member Scheafer seconded the motion.

Agency Member Scheafer said that he did not want the residents to be concerned with eminent domain because that was not the intention of the Redevelopment Agency. The residents, business communities and Redevelopment Agency needed to work together.

Chairperson Steel complimented staff and consultants for the hard work and issues they have identified; but he would not support the motion.

The motion was seconded by Agency Member Scheafer, and carried 3-1 (Vice Chairperson Mansoor recused and Chairperson Steel voting no), the Redevelopment Agency rejected the Planning Commission recommendations for the proposed added territory boundaries in the preliminary project area and asked staff to return with an economic study of the 19th Street commercial corridor, including the incentives discussed regarding the West 19th Street commercial area.

NEW BUSINESS

**Westside
Revitalization
Oversight Committee
(WROC) Status
Report And Scope of
Responsibilities of the
WROC and the 3R
Committee**

Management Analyst Veturis said that during the formation of the WROC, Vice Chairperson Mansoor asked for a definition of the respective roles of both the Redevelopment and Residential Rehabilitation (3R) Committee and the newly formed WROC. Staff prepared a report, listing responsibilities of each committee. The WROC had asked the Agency to appoint an Agency liaison to the committee. Management Analyst Veturis offered to answer any Redevelopment Agency questions.

Vice Chairperson Mansoor asked staff if the two resignations from the WROC were identified. Management Analyst Veturis identified the two individuals as Robert Wise and Shelby Swayze.

**PUBLIC
COMMENT**

None

**MOTION
Approved
Carried**

On a motion by Agency Member Monahan, seconded by Agency Member Mansoor, and carried 5-0, the report on the 3R and WROC was received and Agency Member Cowan appointed as Liaison to the WROC .

REPORTS

Executive Director

None.

Agency Attorney

None.

**WARRANT
RESOLUTION
CMRA-316**

On a motion by Agency Member Monahan, seconded by Chairperson Steel, and carried 5-0, Warrant Resolution CMRA-316 was approved.

**ORAL
COMMUNICATIONS**

Mr. Gribble (WRA) thanked the Redevelopment Agency for its decision. He looked forward to continuing to work with the City to see the whole area improve. The Redevelopment Agency could count on him to cooperate with the City.

**AGENCY MEMBERS
COMMENTS AND
SUGGESTIONS**

Agency Member Monahan said the 19th Street and Placentia Project is coming along well. He thanked staff, residents and businesses for enduring the inconveniences.

ADJOURN

There being no further items for discussion, Chairperson Steel adjourned the meeting at 8:45 P.M.