

COSTA MESA REDEVELOPMENT AGENCY

CHAIRPERSON
JAMES RIGHEIMER

VICE CHAIRPERSON
STEPHEN MENSINGER

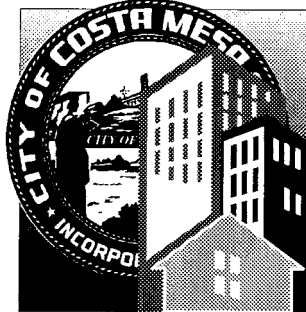
AGENCY MEMBER
ERIC BEVER

AGENCY MEMBER
WENDY LEECE

AGENCY MEMBER
GARY MONAHAN

AGENDA OF THE JOINT REDEVELOPMENT AGENCY AND CITY COUNCIL CLOSED SESSION MEETING

JULY 12, 2011



EXECUTIVE DIRECTOR
TOM HATCH

AGENCY ATTORNEY
THOMAS DUARTE

AGENCY MEETS 2ND TUESDAY OF EACH MONTH – 6:30 P.M.
COUNCIL CHAMBERS, 77 FAIR DRIVE, COSTA MESA

6:30 p.m. – Closed Session

Persons desiring further information about any agenda item may visit the Redevelopment Agency's web site at www.cmredevelopment.org, call the Redevelopment Office at (714) 754-5635, or come into the Redevelopment Office on the 5th floor of City Hall.

Speakers: Please print your name and address on the cards provided.

In compliance with the Americans with Disabilities Act, if special assistance is required to participate in this meeting, please contact the Redevelopment Secretary at (714) 754-5635. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting (28 CFR 35.102.35 ADA Title II).

CLOSED SESSION

6:30 p.m.

At the conclusion of the Public Comment, Redevelopment/Council Members will recess to Conference Room **1B** for Closed Session.

I. ROLL CALL

II. PUBLIC COMMENTS – Members of the public are welcome to address the Agency/Council Members on the item listed on the Closed Session Agenda only. Public speakers have three (3) minutes to speak.

III. CLOSED SESSION

1. Conference with Real Property Negotiator pursuant to Government Code Section 54956.8.

The “Property” is an improved parcel located at 845 West Baker Street (37,766 sq.ft.). Potential modification of an existing loan commitment dated July 6, 2010 among Harper’s Pointe, L.P., a partnership of USA Properties Fund (“Developer”), City of Costa Mesa, and Costa Mesa Redevelopment Agency for an affordable housing development.

The City and Agency negotiators are: Thomas R. Hatch, CEO/Executive Director (and his designee(s)), Kathleen Head, Economic Advisor, Celeste Brady, Special Counsel, Thomas Duarte, City Attorney. Developer’s negotiators: Michelle Keldorf of USA Properties Fund and Kyle Arndt of Bocarsly Emden Cowan Esmail & Arndt LLP. Under negotiation are the price and terms of Developer’s requested modifications to the Loan Commitment relating to the acquisition of real property interests for long term affordable housing. Factors affecting price and terms under negotiation: recorded covenants, scope of development of property, affordable housing requirements, and the conditions to closing, due diligence, schedule of development of proposed affordable housing.

<p>RECESS TO REGULAR REDEVELOPMENT AGENCY MEETING:</p>

<p>Agency Members will recess to and convene a regular Redevelopment Agency meeting in the Council Chambers of City Hall. The public is welcome to attend and offer comment.</p>
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RECONVENE REGULAR REDEVELOPMENT AGENCY MEETING REDEVELOPMENT AGENCY AGENDA

I. PLEDGE OF ALLEGIANCE

II. ROLL CALL

III. CLERK’S STATEMENT

The Agenda and Notice and Call for the Special Joint Redevelopment Agency/City Council meeting was posted at the City Council Chambers, Postal Office, Headquarters Police Department, the Neighborhood Community Center, and Mesa Verde Public Library on Thursday, July 7, 2011.

IV. MINUTES – minutes of the Regular Meeting of June 14, 2011.

V. PUBLIC COMMENTS

To ensure fair and equal treatment of all who appear before the Redevelopment Agency, and to expedite Agency business, speakers will be limited to three minutes during Public Comments. The Chairperson may extend this time for good cause or by majority vote of the Agency Members.

VI. AGENCY MEMBERS’ COMMENTS AND SUGGESTIONS

VII. WARRANT RESOLUTIONS Approve CMRA-408

VIII. OLD BUSINESS - None

IX. NEW BUSINESS

1. [Legislative RDA Update](#)
(Special Agency Counsel – Celeste Brady)
2. [Capital Improvement Projects](#)
3. [Statement of Investment Policy](#)

RECOMMENDATIONS

Receive and File

Receive and File the attached report. However, provide suggestions to staff regarding allocation of available resources for Fiscal Year 2011-2012 Capital Improvement Projects should the City “opt-in” to the State’s voluntary payment program and reactivate the Agency.

Adopt Resolution approving Statement of Investment Policy for Fiscal Year 2011-2012 and to designate the Finance Director as Agency Treasurer.

X. REPORTS

1. Agency Attorney
2. Executive Director

XI. ADJOURN: to the next Redevelopment Agency meeting of August 9, 2011 and the next City Council meeting of July 19, 2011.

Agenda related writings or documents provided to a majority of the Redevelopment Agency/City Council members after distribution of the Redevelopment Agency Agenda Packet:

Any writings or documents provided to a majority of the Redevelopment Agency/City Council members regarding any item on this agenda will be made available for public inspection at the Redevelopment Agency Counter, 5th Floor, in City Hall located at 77 Fair Drive, Costa Mesa, during normal business hours. In addition, such writings and documents may be posted, whenever possible, and as part of the agenda, on the Redevelopment Agency’s website www.cmredevelopment.org