

**AGENDA  
CITY OF COSTA MESA  
JOINT MEETING OF THE CITY COUNCIL AND  
SUCCESSOR AGENCY TO THE REDEVELOPMENT  
AGENCY AND COSTA MESA HOUSING AUTHORITY\***

\*NOTE: ALL AGENCY MEMBERSHIPS ARE REFLECTED IN THE TITLE "COUNCIL MEMBER."

**TUESDAY, SEPTEMBER 1, 2020  
CITY COUNCIL CHAMBERS, 77 FAIR DRIVE  
CLOSED SESSION – 4:00 P.M.**

In order to minimize the spread of the COVID-19 virus, Governor Newsom has issued Executive Orders that temporarily suspend requirements of the Brown Act which allows Council Members to attend City Council meetings remotely. Given the health risks associated with COVID-19, the City Council Chambers will be closed to the public until further notice.

If you would like to participate in this meeting, you can participate via the following options:

1. Members of the public can view the City Council Closed Session meeting live on COSTA MESA TV (SPECTRUM CHANNEL 3 AND AT&T U-VERSE CHANNEL 99) AND ONLINE AT [youtube.com/costamesatv](https://www.youtube.com/costamesatv).
2. Members of the public who wish to make a comment on a specific Closed Session agenda item, may submit your comment via email to the City Clerk at [cityclerk@costamesaca.gov](mailto:cityclerk@costamesaca.gov). The comments will be provided to City Council and the City Clerk will read the comments into the record.
3. Please know that it is important for the City to allow public participation at this meeting. If you are unable to participate in the meeting via the processes set forth above, please contact the City Clerk at 714-754-5225 or [cityclerk@costamesaca.gov](mailto:cityclerk@costamesaca.gov) and staff will attempt to accommodate you. While the City does not expect there to be any changes to the above process for participating in this meeting, if there is a change, the City will post the information as soon as possible to the City's website.

Please note that records submitted by the public will not be redacted in any way and will be posted online as submitted, including any personal contact information.

Note regarding agenda-related documents provided to a majority of the City Council after distribution of the City Council agenda packet (GC §54957.5):

Any related documents provided to a majority of the City Council after distribution of the City Council Agenda Packets will be made available for public inspection. Such documents will be posted on the city's website at [www.costamesaca.gov](http://www.costamesaca.gov) or by clicking [here](#).

The City of Costa Mesa's goal is to comply with the Americans with Disabilities Act (ADA) in all respects. If, as an attendee or a participant at this meeting, you will need special assistance beyond what is normally provided, we will attempt to accommodate you in every reasonable manner. Please contact the City Clerk's office 24 hours prior to the meeting to inform us of your particular needs and to determine if accommodation is feasible 714-754-5225 or at [cityclerk@costamesaca.gov](mailto:cityclerk@costamesaca.gov). El objetivo de la ciudad de Costa Mesa es cumplir con la ley de Estadounidenses con Discapacidades (ADA) en todos los aspectos. Si como asistente o participante en esta reunión, usted necesita asistencia especial, más allá de lo que normalmente se proporciona, intentaremos de complacer en todas las maneras. Favor de comunicarse a la oficina del Secretario de la Ciudad con 24 horas de anticipación para informarnos de sus necesidades y determinar si alojamiento es realizable al 714-754-5225 o [cityclerk@costamesaca.gov](mailto:cityclerk@costamesaca.gov)

**The City of Costa Mesa thanks you in advance for taking all precautions to prevent spreading the COVID-19 virus.**

**TUESDAY, SEPTEMBER 1, 2020  
CITY COUNCIL CHAMBERS, 77 FAIR DRIVE  
CLOSED SESSION – 4:00 P.M.**

**KATRINA FOLEY**  
Mayor

**MANUEL CHAVEZ**  
Council Member

**JOHN B. STEPHENS**  
Mayor Pro Tem

**ANDREA MARR**  
Council Member

**ARLIS REYNOLDS**  
Council Member

**ALLAN R. MANSOOR**  
Council Member

**SANDRA L. GENIS**  
Council Member

City Attorney  
**Kimberly Hall Barlow**

City Manager  
**Lori Ann Farrell Harrison**

**CLOSED SESSION  
4:00 P.M.**

**CALL TO ORDER**

**ROLL CALL**

**PUBLIC COMMENTS**

**CLOSED SESSION ITEMS:**

- 1. CONFERENCE WITH REAL PROPERTY NEGOTIATOR**  
Pursuant to Section 54956.8, California Government Code  
APN: 427-091-12; Property: 3175 Airway Avenue, Costa Mesa, CA 92627  
Agency Negotiator: Lori Ann Farrell Harrison, City Manager  
Negotiating Parties: Cities in the Central Orange County Service Planning Area (SPA)  
Under Negotiation: Price and Terms of Payment
- 2. CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION**  
Pursuant to Subdivision (d)(1) of Section 54956.9, California Government Code  
Name of Case: Orange County Catholic Worker, an unincorporated association: Lisa Bell, Shawn Carroll, Melissa Fields, Larry Ford, Cameron Ralston, Kathy Schuler, Gloria Shoemake, as individuals v. Orange County, City of Anaheim, City of Costa Mesa, and City of Orange, United States District Court for the Central District of California – Southern Division, Case No. 8:18-cv-00155

**3. CONFERENCE WITH REAL PROPERTY NEGOTIATORS**

Pursuant to Section 54956.8, California Government Code  
APN 439-281-48; Costa Mesa Village, 2450 Newport Boulevard, Costa Mesa  
City/Housing Authority negotiators: Lori Ann Farrell Harrison, City Manager/Authority  
Executive Director; Susan Price, Asst. City Manager; Jennifer Le, Acting Director of  
Economic and Development Services; Jennifer King, Asst. Finance Director;  
Kimberly Hall Barlow, City Attorney/Authority General Counsel; Tarquin Preziosi,  
Asst. City Attorney/Assistant General Counsel; Celeste Brady, Special Counsel  
Persons with whom its negotiators may negotiate: Duane Henry, SFC Costa Mesa  
LP and Step Forward Communities, Jason Hobson, counsel, and authorized  
representatives

Under negotiation are the price and terms of long-term affordable housing covenants  
through developer's acquisition and substantial rehabilitation of subject real  
property.

**4. CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION**

Pursuant to Subdivision (d)(1) of Section 54956.9, California Government Code  
Name of Case: Dadey, et al. v. City of Costa Mesa (Orange County Superior Court  
Case No. 30-2014-00757962-CU-CR-CJC).

**5. CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION**

Pursuant to Subdivision (d)(1) of Section 54956.9, California Government Code  
Name of Case: Kennedy Commission, et al. v. City of Costa Mesa (Los Angeles  
County Superior Court Case No. 30-2016-00832585-CU-WM-CJC).

**6. CONFERENCE WITH REAL PROPERTY NEGOTIATORS**

Pursuant to Section 54956.8, California Government Code  
APN 422-163-31; Costa Mesa Motor Inn, 2277 Harbor Boulevard, Costa Mesa  
City negotiators: Lori Ann Farrell Harrison, City Manager/Authority Executive  
Director; Susan Price, Asst. City Manager; Jennifer Le, Acting Director of Economic  
and Development Services; Jennifer King, Asst. Finance Director; Kimberly Hall  
Barlow, City Attorney/Authority General Counsel; Tarquin Preziosi, Asst. City  
Attorney/Asst. General Counsel

Persons with whom its negotiators may negotiate: Ellia M. Thompson, Erving Cohen  
& Jessup, LLP, authorized representative for owner Miracle Mile Properties, LP.  
Under negotiation are the terms related to long-term affordable housing covenants  
pursuant to stipulated judgment in Dadey, et al. v. City of Costa Mesa (Orange  
County Superior Court Case No. 30-2014-00757962-CU-CR-CJC) and Kennedy  
Commission, et al. v. City of Costa Mesa (Los Angeles County Superior Court Case  
No. 30-2016-00832585-CU-WM-CJC).

**7. THREAT TO SECURITY**

Pursuant to subdivision (a) of Section 54957, California Government Code  
Consultation with: Costa Mesa Director of Emergency Services, and City Manager,  
Lori Ann Farrell Harrison; Bryan Glass, Police Chief; Dan Stefano, Fire Chief; and  
Jason Dempsey, Emergency Services Administrator.

**The City Council and Successor Agency to the Redevelopment Agency will recess  
for Closed Session at the conclusion of public comments.**