

REGULAR MEETING OF THE REDEVELOPMENT AGENCY

DECEMBER 13, 2004

The Redevelopment Agency of the City of Costa Mesa, California met in a regular meeting on Monday, December 13, 2004, in Conference Room 1A of City Hall, 77 Fair Drive, Costa Mesa. Acting Chairperson Mansoor, who also led the Pledge of Allegiance to the Flag, called the meeting to order at 7:10 p.m.

ROLL CALL

Agency Members Present: Acting Chairperson Mansoor
Agency Member Monahan
Agency Member Bever
Agency Member Dixon
Agency Member Foley

Officials Present: General Counsel Wood
Executive Director Lamm
Neighborhood Improvement Manager Ullman
Finance Director Puckett
Accounting Supervisor Young
Management Analyst Penalosa
Management Analyst Veturis
Agency Secretary Rosales

POSTINGS

The Redevelopment Agency meeting agenda was posted at the City Council Chambers, Headquarters Police Department, Neighborhood Community Center, Postal Office and Mesa-Verde Public Library on Thursday, December 9, 2004.

ANNUAL MEETING Election of Chairperson and Vice-Chairperson

Executive Director Lamm announced that each December, in the even years, the Redevelopment Agency selects a new Chairperson and Vice-Chairperson. He instructed Acting Chairperson Mansoor to select a new Chairperson and a new Vice-Chairperson.

Agency Member Monahan asked if the Agency had to open the session for public comment.

General Counsel Wood confirmed that the Agency should open the session for public comment.

Acting Chairperson Mansoor asked Agency Members if they had any comments and opened the session for public comment. There being none, he closed the public comment session.

MOTION Approved Carried

On a motion by Agency Member Monahan, seconded by Acting Chairperson Mansoor, and carried 5-0, Agency Member Dixon was appointed Chairperson of the Redevelopment Agency and Agency Member Bever was appointed Vice-Chairperson.

MINUTES

Agency Member Dixon made a motion to approve the minutes of October 14, 2004. Acting Chairperson Mansoor seconded the motion.

Agency Member Foley asked Acting Chairperson Mansoor if they could vote on the minutes if they were not on the Redevelopment Agency.

General Counsel Wood said that Agency Members who are not present at an Agency meeting must abstain from voting; however, when it pertains to the minutes only, they can legally vote.

Agency Member Monahan added that at a recent T.C.A. meeting (Transportation Corridor Agencies), the new members were

abstaining from voting. The attorney intercepted and assured them that legally, they could vote on the minutes.

The minutes of October 11, 2004, were approved 5-0.

Agency Member Monahan asked Executive Director Lamm if he asked a question earlier.

Executive Director Lamm said he thought the Agency should go back because they selected a Chairperson.

Agency Member Monahan clarified to Executive Director Lamm that his motion was to select Agency Member Dixon as Chairperson and Agency Member Bever as Vice-Chairperson.

Acting Chairperson Mansoor asked Chairperson Dixon if she wanted to continue with the remainder of the meeting.

Chairperson Dixon told Acting Chairperson Mansoor that he could continue.

OLD BUSINESS

None.

NEW BUSINESS

3R Membership

Management Analyst Penalosa reported that the Redevelopment and Residential Rehabilitation (3R) Committee served in an advisory capacity to both the City Council and the Redevelopment Agency on housing, community development and redevelopment issues.

She summarized that the 3R Committee is comprised of eleven members, five alternates, one City Council liaison and one Planning Commission liaison. Currently, all member positions and three of the five alternate positions were filled. Two alternate positions were the only existing vacancies. Six of the existing members were up for reappointment and all six members were requesting an additional term. The names of the six members requesting reappointment were highlighted in Attachment A of the staff report. One new applicant, Mr. William Wakeham, submitted an interest form for one of the alternate vacancies. His interest form was attached to the staff report as Attachment D.

Management Analyst Penalosa asked the Agency to consider reappointing the six existing members who were seeking reappointment (Christine Brooks, Christian Eric, James Fisler, Lillian Gorbaty, James Milanese and Martin Millard), as well as, filling one of the alternate vacancies with the new applicant, William Wakeham.

Acting Chairperson Mansoor asked Agency Members if anyone had any questions.

Agency Member Foley asked if a request for recruitment had been sent out when the member's terms expired.

Management Analyst Penalosa responded that twice a year, the City Manager's Office sends out a general recruitment form to fill vacancies, including reappointments.

Agency Member Foley said she did not recall seeing a request for recruitment for the 3R Committee and asked when it had been sent.

Management Analyst Penalosa informed Agency Member Foley that the appointments had expired in October and believed the requests for

recruitment had been sent out in late August or early September.

Agency Member Foley asked if any new applicants were received.

Management Analyst Penalosa responded that only Mr. William Wakeham's interest form had been received.

**MOTION
Approved
Carried**

On a motion by Agency Member Monahan, seconded by Acting Chairperson Mansoor and carried 5-0, existing 3R Members Christine Brooks, Christian Eric, James Fisler, Lillian Gorbaty, James Milanese and Martin Millard were reappointed, and William Wakeham was appointed as a new alternate.

**Agency's 2004 Annual
Report**

Accounting Supervisor Young reported that pursuant to the Health & Safety Code, every Redevelopment Agency was required to present an annual report to its legislative body within six months of the end of the fiscal year. The Agency's fiscal year ended June 30, 2004, and that is why the report was being presented. He added that the attached documents, along with information in the "Analysis" section of the staff report, fulfilled the requirement of an annual report.

In Page 4 of 5, of Attachment 3, he pointed out an error in the "Other Family Rental Projects" section. He said the correct total was 104 and not 7 as indicated.

Accounting Supervisor Young mentioned that the recommended action was to acknowledge receipt of the Redevelopment Agency's Annual Report on a receive-and-file basis and that the State Controller's Report, which is a part of the Annual Report, would be forwarded to the State Controller prior to December 31, 2004, as required by law.

**MOTION
Approved
Carried**

On a motion by Chairperson Dixon, seconded by Acting Chairperson Mansoor and carried 5-0, the Agency received the 2004 Annual Report on a receive-and-file basis.

**Retainer Agreement for
Redevelopment Agency
Attorney Services**

Executive Director Lamm informed the Agency that effective November 1, 2004, the City had contracted with the firm of Jones and Mayer for legal services. As the Redevelopment Agency, they too would be separate from the City and would need to contract or have an agreement for legal services, as well. Jones and Mayer was the logical attorney who could provide such services. The same hourly rate would apply and Kim Hall Barlow would be the Agency's Counsel.

Executive Director Lamm requested the Agency to execute the retainer agreement.

**MOTION
Approved
Carried**

On a motion by Agency Member Monahan, seconded by Chairperson Dixon and carried 5-0, the Agency directed Executive Director Lamm to sign a Retainer Agreement with Jones and Mayer for attorney services.

REPORTS

Executive Director

Executive Director Lamm personally thanked General Counsel Wood for all of his years of service with the City and the Agency. He announced that it was General Counsel Wood's last public meeting, as he would be retiring. Executive Director Lamm said he knew General Counsel Wood since June 1986 and wanted to publicly thank him for all his hard work over the years. He also wished him the best of luck in his retirement.

Acting Chairperson Mansoor also thanked General Counsel Wood and asked him if he wanted to say anything.

General Counsel Wood concurred that it was his last meeting. He added that it had been a privilege to be able to serve both the Agency and the Council and he would miss everyone.

Acting Chairperson Mansoor again thanked General Counsel Wood and said he appreciated all of his work.

**Warrant Resolutions
CMRA-329 and 330**

On a motion by Agency Member Monahan, seconded by Acting Chairperson Mansoor and carried 5-0, Warrant Resolutions CMRA-329 and 330 were approved.

Oral Communication

Martin Millard, 973 Harbor Boulevard, No. 264, Costa Mesa asked when the W.R.O.C. (Westside Revitalization Oversight Committee) report would be heard by the Agency and perhaps be implemented.

Acting Chairperson Mansoor asked Executive Director Lamm to answer Mr. Millard's question.

Executive Director Lamm responded that the WROC Report would be presented to the Agency at the February Redevelopment meeting via a staff report prepared by Management Analyst Hilda Veturis. He also said the Implementation Plan would tell the Agency how to put into effect the recommendations made by the WROC.

**Agency Member
Comments and
Suggestions**

Chairperson Dixon congratulated Agency Counsel Wood on his retirement and told him it had been a pleasure.

Vice-Chairperson Bever asked Executive Director Lamm how Costa Mesa compared to neighboring cities with regards to providing and meeting low-to-moderate income senior housing. He wanted to get a feel for how Costa Mesa met those goals and asked if he could receive a report pertaining to it.

Agency Member Monahan thanked Agency Counsel Wood for all his years of service.

Agency Member Foley thanked Agency Counsel Wood and said she looked forward to working with the new Chairs.

ADJOURN

There being no further business for discussion, Acting Chairperson Mansoor adjourned the meeting at 7:25 p.m.