

**SPECIAL MEETING OF THE OVERSIGHT BOARD  
OF THE SUCCESSOR AGENCY  
TO THE COSTA MESA REDEVELOPMENT AGENCY**

**SEPTEMBER 27, 2012**

*These meeting minutes represent an "action minute" format. A copy of the meeting can be obtained at the Costa Mesa Housing Authority Office located on the 2<sup>nd</sup> floor of the Costa Mesa City Hall.*

The Oversight Board of the Successor Agency to the Costa Mesa Redevelopment Agency met in a Special Meeting on Thursday, September 27, 2012, in Conference Room 1A of the Costa Mesa City Hall, 77 Fair Drive, Costa Mesa.

Chair Jim Righeimer called the meeting to order at 4:15 p.m. and led in the Pledge of Allegiance.

**I. ROLL CALL**

Members Present:	Jim Righeimer, Chair Jeff Trader, Vice-Chair Gary Monahan, Board Member Rick Francis, Board Member Dan Baker, Board Member
Members Absent:	Thomas R. Hatch, Board Member Andy Dunn, Board Member
Officials Present:	Peter Naghavi, Director of Economic and Development / Deputy CEO Bobby Young, Finance and I.T. Director Colleen O'Donogue, Assistant Finance Director Hilda Veturis, Management Analyst Celeste Brady, Successor Agency Special Counsel Brenda Green, Interim City Clerk/Secretary

**II. CLERK'S STATEMENT**

The Agenda and Notice and Call for the Special Oversight Board Meeting of September 27, 2012, were posted at the City Council Chambers, Adams Postal Office, Headquarters Police Department, Neighborhood Community Center and the Mesa Verde Public Library on Tuesday, September 25, 2012.

**III. PUBLIC COMMENTS**

Any person wishing to address the Oversight Board on any matter, whether or not it appears on this agenda, is requested to complete a "Request to Speak" form, available at the door and with the Secretary. The completed form is to be submitted to the Secretary prior to an individual agenda item being heard by the Oversight Board. No action will be taken on any item not on the agenda unless the Oversight Board makes a determination that an emergency exists or that the need to take

action on the item rose subsequent to the posting of the agenda. Public comments shall be limited to a maximum of three (3) minutes per person and an overall time period of 15 minutes for items not considered on the regular agenda.

#### IV. MINUTES

Approval of the June 21, 2012 and August 23, 2012 Oversight Board meetings

**MOTION: Approve the Minutes of the June 21, 2012 and August 23, 2012 Oversight Board meetings. Moved by Chair Jim Righeimer, second by Board Member Rick Francis.**

The motion carried by the following vote:

Ayes: Chair Jim Righeimer, Vice-Chair Jeff Trader, Board Members Gary Monahan, Rick Francis and Dan Baker  
Noes: None  
Absent: Board Members Thomas R. Hatch and Andy Dunn  
Abstained: None

#### V. PRESENTATIONS - None

#### VI. NEW BUSINESS

1. Receive from the Successor Agency the Independent Accountant's Report from the Housing Due Diligence Review Conducted Pursuant to Section 34179.5 for the Low and Moderate Income Housing Fund and Convene Public Comment Session

Finance and I.T. Director Bobby Young presented the staff report.

**MOTION: Adopt Oversight Board Resolution No. 2012-09. Moved by Vice-Chair Jeff Trader, second by Board Member Dan Baker.**

A RESOLUTION OF THE OVERSIGHT BOARD OF THE SUCCESSOR AGENCY TO THE COSTA MESA REDEVELOPMENT AGENCY RECEIVING FROM THE SUCCESSOR AGENCY, AND CONVENING A PUBLIC COMMENT SESSION OF, THE INDEPENDENT ACCOUNTANT'S REPORT REGARDING THE HOUSING DUE DILIGENCE REVIEW CONDUCTED PURSUANT TO SECTION 34179.5 FOR THE LOW AND MODERATE INCOME HOUSING FUND; DIRECTING SUCCESSOR AGENCY STAFF TO MAKE SUCH REPORT AVAILABLE TO THE PUBLIC FOR REVIEW AND COMMENT FOR NOT LESS THAN FIVE (5) BUSINESS DAYS HEREAFTER; DIRECTING SUCCESSOR AGENCY STAFF TO RECEIVE FROM THE COUNTY AUDITOR-CONTROLLER (CAC) THE RESULTS OF THE CAC'S REVIEW OF SUCH REPORT AND DIRECTING TRANSMITTAL THEREOF TO THE OVERSIGHT BOARD FOR CONSIDERATION WITH PUBLIC'S COMMENTS, IF ANY; AND, DIRECTING SUCCESSOR AGENCY STAFF THAT AFTER SUCH REVIEWS AND PRIOR TO OCTOBER 15, 2012 THAT THE REPORT BE PRESENTED AGAIN TO THE OVERSIGHT BOARD FOR FINAL REVIEW AND ACTION TAKING INTO CONSIDERATION THE PUBLIC COMMENTS AND RESULTS/OPINIONS OFFERED BY THE CAC, IF ANY, ALL PURSUANT TO SECTIONS 34179.5 AND 34179.6 OF THE DISSOLUTION ACT

The motion carried by the following vote:

Ayes: Chair Jim Righeimer, Vice-Chair Jeff Trader, Board Members Gary Monahan, Rick Francis and Dan Baker  
Noes: None  
Absent: Board Members Thomas R. Hatch and Andy Dunn  
Abstained: None

2. Update to Oversight Board regarding Communications with DOF and CAC

Finance and I.T. Director Bobby Young presented the staff report

Chair Jim Righeimer received the report from Successor Agency staff.

**VII. CHAIR AND BOARD MEMBER'S COMMENTS AND SUGGESTIONS**

Board Members discussed holding a special meeting on Wednesday, October 10, 2012 at 2:30 p.m.


**VIII. ADJOURN** – Chair Jim Righeimer adjourned the meeting at 4:30 p.m.



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James M. Righeimer, Chairperson  
Oversight Board of the Successor Agency to the former  
Costa Mesa Redevelopment Agency

ATTEST:



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Martha Rosales, Recording Secretary  
Oversight Board of the Successor Agency  
to the former Costa Mesa Redevelopment  
Agency