

MINUTES
SUCCESSOR AGENCY TO THE LA HABRA REDEVELOPMENT AGENCY
OF THE CITY OF LA HABRA

REGULAR MEETING

Monday, July 15, 2013

APPROVED: These Minutes were approved on October 21, 2013.

CALL TO ORDER: Chair Espinoza called the Regular Meeting to order at 7:33 p.m. in the City Council Chambers, located at 201 E. La Habra Boulevard, La Habra, California.

COUNCILMEMBERS PRESENT: Director Shaw, Vice-Chair Beamish, Chair Espinoza

COUNCILMEMBERS ABSENT: Director Blazey, Director Gomez

OTHERS OFFICIALS PRESENT: Executive Director Hannah
Legal Counsel Jones
Secretary Mason
Deputy City Clerk Swindell

I. PUBLIC COMMENTS:

Gloria Williams, 360 East Erna Avenue, asked to speak with City Engineer Johansen after the meeting. She inquired if rent control would be considered in the City and as to what cable channel the Council meetings are aired. She expressed concern regarding discarded property being left in the public right-of-way and a sidewalk located on the north side of La Habra Boulevard needing repairs. She spoke regarding an attempted burglary that occurred two years ago at her apartment complex.

Executive Director Hannah instructed Gloria Williams to contact the City's Community Preservation Department regarding the discarded items. Vice-Chair Beamish referred her to Captain Kepley regarding the burglary issue. He stated that she would have to subscribe to Time Warner Cable service to receive Channel 3 and be able to view City Council meetings at home. Chair Espinoza suggested that she speak with the apartment complex manager and with the La Habra Police Department regarding the attempted burglary.

II. CONSENT CALENDAR: None at this time.

III. CONSENT CALENDAR ITEMS REMOVED FOR SEPARATE DISCUSSION: None

IV. PUBLIC HEARINGS: None at this time.

V. CONSIDERATION ITEMS:

1. Consider authorizing the submission of the Long Range Property Management Plan for real property assets of the former Redevelopment Agency of the City of La Habra to the Oversight Board and Department of Finance.

Housing and Economic Development Manager Padilla-Smyth presented the staff report. She reported that the of the 22 properties of the Successor Agency 14 sites were characterized as Government Purpose Property Sites, five sites were characterized as Housing Property Sites, and three sites were characterized as Other Property Sites. She reported that all sites have been transferred with the exception of the three sites characterized as Other Property Sites. She described the various sites and transfers. She identified one of the three Other Property Sites as part of an existing Disposition and Development agreement within the La Habra Marketplace Parking Lot and an Enforceable Obligation. She explained that ICI Development Company had expressed an interest in purchasing the remaining two sites characterized as Other Property Sites located on the north side of Imperial Highway west of Harbor Boulevard as a land assembly plan to revitalize the entire corner. She explained that the property must be disposed of at appraised value either by working with ICI Development Company as the preferred developer or through the Request for Proposal process. She stated that staff recommends that the Successor Agency authorize continued negotiations with ICI Development Company as the preferred developer with the goal of selling at fair market price at the appraised value, and to compel current development of the area.

Authority discussion included: clarification that, regarding the sale of the two Other Property Sites, the issue of proceeds is currently being litigated; clarification that it is anticipated the \$3 million loan is an enforceable obligation to be paid back at the current 8 percent rate; but is currently being litigated; clarification that the City Attorney advised not to proceed with the \$3 million loan as an enforceable obligation until the current litigation is settled; City Attorney advised that it was acceptable to proceed with the Long Range Property Management Plan for Real Property Assets; clarification that staff is seeking approval of the Long Range Property Management Plan for Real Property Assets and its submittal to the Oversight Board, and to open negotiations with ICI Development Company; confirmation that other developers are interested in the two sites characterized as Other Property Sites; staff to return to Agency with any agreement regarding the two Other Property Sites for their approval; the project area is zoned for commercial use; clarification that if ICI fails to purchase the properties, then the Request for Proposals (RFP) process will be initiated to select a buyer/developer; and the two options must be distinguished in the Long Range Property Management Plan.

Chair Espinoza invited the public to testify at 8:00 p.m. There was no public testimony.

Moved by Director Shaw, seconded by Vice Chair Beamish, and CARRIED UNANIMOUSLY 3-0 TO APPROVE AND AUTHORIZE THE SUBMISSION OF THE LONG RANGE PROPERTY MANAGEMENT PLAN FOR REAL PROPERTY ASSETS OF THE FORMER REDEVELOPMENT AGENCY OF THE CITY OF LA HABRA TO THE OVERSIGHT BOARD AND DEPARTMENT OF FINANCE.

Said motion CARRIED by the following roll call vote:

AYES: Director Shaw, Vice Chair Beamish, Chair Espinoza

NOES: None

ABSTAIN: None

ABSENT: Director Blazey, Director Gomez

VI. COMMENTS FROM STAFF: None

VII. COMMENTS FROM DIRECTORS: None

VIII. ADJOURNMENT: Chair Espinoza adjourned the Regular Meeting of the Successor Agency of the La Habra Redevelopment Agency at 8:01 p.m.

Respectfully submitted,

Tamara D. Mason, MMC
Secretary