



# *CITY COUNCIL AGENDA REPORT*

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MEETING DATE: 12/04/07

ITEM NUMBER: Item Number

**SUBJECT:** COSTA MESA REDEVELOPMENT AGENCY'S 2007 ANNUAL REPORT

**DATE:** NOVEMBER 27, 2007

**FROM:** FINANCE DEPARTMENT/ MARC R. PUCKETT, DIRECTOR

**PRESENTATION BY:** FINANCE DEPARTMENT/ MARC R. PUCKETT, DIRECTOR

**FOR FURTHER INFORMATION CONTACT:** BOBBY YOUNG, BUDGET AND RESEARCH OFFICER  
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## **RECOMMENDATION:**

Receive and file Costa Mesa Redevelopment Agency's 2007 Annual Report.

## **BACKGROUND:**

Pursuant to Health and Safety Code Section 33080.1 "Every redevelopment agency shall present an annual report to its legislative body within six months of the end of the agency's fiscal year." The annual report shall contain; 1) an independent financial audit report for the previous fiscal year; 2) a fiscal statement for the previous fiscal year; 3) a description of the agency's activities in the previous fiscal year affecting housing and displacement; 4) a description of the agency's progress, including specific actions and expenditures, in alleviating blight in the previous fiscal year; 5) a list and status of all loans made by the redevelopment agency that are fifty thousand (\$50,000) or more, that in the previous fiscal year were in default; 6) a description of the total number and nature of the properties that the agency owns and those properties the agency has acquired in the previous fiscal year; and, 7) any other information that the agency believes useful to explain its programs.

## **ANALYSIS:**

To comply with these requirements, the following documents are attached:

- 1) Agency's Annual Financial Report as of June 30, 2007.
- 2) Agency's Financial Transactions Report as of June 30, 2007
- 3) A description of the agency's activities in the previous fiscal year affecting housing and displacement

Triangle Square, a redevelopment project developed in the 1980's was suffering from a lack of balance in the tenant mix, declining sales tax and an increase in vacancy rates. As a result, the property owner who had attempted to resolve these issues but who was unable to do so pursued the sale of the property. Staff assisted Greenlaw Partners, the developer interested in acquiring the site, by verifying all financial and nonfinancial obligation(s) outlined in the Disposition and Development and Owner Participation Agreement (DD/OPA) had been fulfilled. In December 2006, Greenlaw Partners

successfully completed the purchase of the commercial center. They have since been involved with City staff in reviewing potential improvement proposals for the center.

The 1901 Newport Boulevard development, now known as Pacifica has completed Phase I of the project. This phase includes the construction of a 5-story parking structure that will serve the new residential uses currently under construction, and the existing, adjoining commercial uses.

New residential development and ownership opportunities continue to be available through three of the four Urban Master Plan areas within the City's Westside and certain properties within the Downtown Project Area. The three Urban Master Plans include; the Mesa West Bluffs Urban Plan, the 19 West Urban Plan and the Mesa West Residential Ownership Urban Plan. These plans were formulated to help promote economic viability, to encourage owner-occupied housing, to help provide new types of urban housing such as live/work units, conversion of industrial uses into artist lofts, to encourage developers and property owners to construct vertical, horizontal, or commercial/residential mixed-use developments, and to stimulate and revitalize the 19 West commercial area. These standards include the creation of a 19 West commercial/residential sector with the provision of specific identification signs for the area, streetscape improvements including particular planting materials for parkways, street furnishings, and decorative crosswalks. These combined efforts, over time, will help to alleviate blight by bringing vitality to the Westside.

The Redevelopment Agency does not have any loans that are fifty thousand dollars (\$50,000) or more, or any amount, that were in default during the previous fiscal year. Also, the Redevelopment Agency does not own nor did it acquire any property in the previous fiscal year.

The attached documents fully satisfy the aforementioned Health and Safety Code requirements. These documents may be acted upon by the City Council on a "receive and file basis".

**ALTERNATIVES CONSIDERED:**

None.

**FISCAL REVIEW:**

Fiscal review is not required for this item.

**LEGAL REVIEW:**

Legal review is not required for this item.

**CONCLUSION:**

Transmittal of the attached documents to the City Council (Legislative Body for the Redevelopment Agency) is required pursuant to the Health and Safety Code. This requirement may be satisfied by acting upon the recommended motion on a "receive and file" basis.

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BOBBY YOUNG  
Budget Research Officer

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MARC R. PUCKETT  
Director of Finance

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DONALD D. LAMM  
Agency Executive Director

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MURIEL ULLMAN  
Neighborhood Improvement Manager

- ATTACHMENTS:
- 1 [Basic Financial Statements, Year Ended June 30, 2007](#)
  - 2 [Agency's Financial Transaction Report as of June 30, 2007](#)
  - 3 [Description of Agency's Activities for Fiscal Year 2006-2007](#)  
[Appendix 1](#) – List of all deposits to Low-Mod Housing Fund for  
Fiscal Year 2006-2007  
[Appendix 2](#) – List of all withdrawals from Low-Mod Housing  
Fund for Fiscal Year 2006-2007