



MINUTES

REGULAR MEETING OF THE HEMET REDEVELOPMENT AGENCY

March 23, 2010

12:30 pm

www.cityofhemet.org

City of Hemet Council Chambers

450 E. Latham Avenue

Please silence all cell phones

Call to Order

Chairperson Youssef called the meeting to order at 12:53 p.m.

Roll Call

PRESENT: Board Members Franchville, Lowe, McBride, Vice Chairperson
Foreman and Chairperson Youssef

ABSENT: None

Work Study

1. Update on the Redevelopment Merger - Executive Director Nakamura
_____ Discussion regarding this item, with possible direction to staff

Brian Nakamura, Executive Director, the Redevelopment Area Merger was initiated in Fall of 2008. The scope of work included the merger of five original redevelopment areas within the City. The need for a focused Environmental Impact Review (EIR) on specific uses of properties within the proposed merged areas was revealed in the summer of 2009. City staff will be meeting with the EIR consultant on March 24, 2010 to discuss options and opportunities.

The reasons to consolidate the Redevelopment Areas are: to complete priority projects designated by the Agency Board; to combine tax increments which will enable the Agency to finance core projects (bond indebtedness); and to continue to enhance quality of life for residents and business owners.

The State of California's proposed take from the City's Redevelopment Agency is still a risk, with a potential loss of \$3.2 million for the City of Hemet's Redevelopment Agency. The California Redevelopment Agency has filed a lawsuit against the State. The Judges ruling is set for April 2010. In May 2010, the California Redevelopment Agency will notify the Agencies of the ruling and possible payment to the State of California.

Mr. Nakamura showed the Board pictures of Redevelopment Area concepts and opportunities.

Staff will utilize past studies and plans and align them with the current City Council goals and objectives. Key resources are within our reach, such as: Community Development, Redevelopment and Economic Development expertise, community and business members. The Agency and staff need to commit to a vision, strategy and implementation plan, with the focus on being "results" oriented over time.

Chairperson Youssef, asked about a timeframe for the completion of the merger.

Steve Harding, Interim Assistant Executive Director, staff determined that the most comprehensive approach to the merger would include a project specific EIR, that will control the timeframe, not the merger.

Board Member Lowe, requested a copy of the list of projects to be included in the EIR. Mr. Harding, this comprehensive approach will allow expedient processing for projects in the future.

Board Member Lowe, requested an update on the tax increments.

Eric Vail, City Attorney, given the threat of the take from the State and the collapse of the bond market, there is no reason to rush and streamline the process. The Agency should take the time to do this correctly.

The Board discussed the pending lawsuit.

Mr. Vail, the case was argued before the Judge on February 2, 2010, the Judge requested more information and we are waiting on the decision.

Board Member Lowe, asked if obligation funds are protected.

Mr. Vail, this subject will be discussed in Closed Session at a later date.

2. Urban Land Use Institute's Edge City Study Update - Interim Assistant Executive Director Harding and Community Development Director Elliano

_____ Discussion regarding this item, with possible direction to staff

Steve Harding, Interim Assistant Executive Director, Urban Land Use (ULI) has really taken ownership of this study. ULI team includes land use attorneys, financing specialists, marketing professionals; architects, and engineers. ULI has five sub-committees, divided by specialties. All legal and environmental issues will be considered. The study will focus on the west side of the city.

Deanna Elliano, Community Development Director, staff is working on a map of the study area. The area boundaries are: Devonshire to the north; Cawston to the east; Highway 79 to the west and Domenigoni Expressway to the south. The next step will be a land use tour of the west side on April 15, 2010.

Steve Harding, Interim Assistant Executive Director, the City Council is invited to tour with ULI. ULI will present the scope of services to the Board. The study will be complete in 90 to 120 days. This prototype for Edge Studies will be published in the ULI magazine that is distributed to 60,000 subscribers world wide.

Board Member Lowe, recommended that staff take pictures of the tour, this is a great opportunity for Hemet.

The Board recessed to the City Council meeting at 1:24 p.m.

REGULAR SESSION

7:00 p.m.
City of Hemet Council Chambers
450 E. Latham Avenue

Call to Order

Chairperson Youssef called the meeting to order at 7:59 p.m.

Roll Call

PRESENT: Board Members Franchville, Lowe, McBride, Vice Chairperson
Foreman and Chairperson Youssef

ABSENT: None

Consent Calendar

3. Approval of Minutes - March 9, 2010

Board Member Lowe moved and Vice Chairperson Foreman seconded a motion to approve the Consent Calendar as presented. Motion carried 5-0.

Communications From the Public

There were no communications from the public at this time.

Future Agenda Items

There were no future agenda items requested at this time.

Adjournment

Adjourned at 8:00 p.m. to Tuesday, April 13, 2010 at 10:00 a.m.