



## MINUTES

# IRVINE REDEVELOPMENT AGENCY REGULAR MEETING AND REGULAR JOINT MEETING WITH THE IRVINE CITY COUNCIL

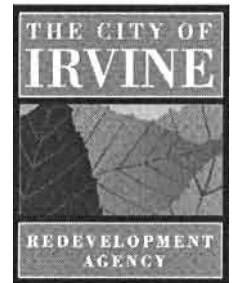
Sukhee Kang  
Mayor

Beth Krom  
Mayor Pro Tempore

Larry Agran  
Councilmember

Steven Choi  
Councilmember

Jeffrey Lalloway  
Councilmember



Sukhee Kang  
Chair

Beth Krom  
Vice Chair

Larry Agran  
Boardmember

Steven Choi  
Boardmember

Jeffrey Lalloway  
Boardmember

**March 8, 2011**  
**City Council Chamber**  
**One Civic Center Plaza**  
**Irvine, CA 92606**

### CALL TO ORDER

A regular meeting of the Irvine Redevelopment Agency and Regular Joint Meeting with the Irvine City Council was called to order at 6:15 p.m., on March 8, 2011, in the City Council Chamber, Irvine Civic Center, One Civic Center Plaza, Irvine, California; Chair/Mayor Kang presiding.

### ROLL CALL – Irvine City Council

|          |   |                    |                  |
|----------|---|--------------------|------------------|
| Present: | 5 | Councilmember:     | Larry Agran      |
|          |   | Councilmember:     | Steven Choi      |
|          |   | Councilmember:     | Jeffrey Lalloway |
|          |   | Mayor Pro Tempore: | Beth Krom        |
|          |   | Mayor:             | Sukhee Kang      |

### ROLL CALL – Irvine Redevelopment Agency

|          |   |              |                  |
|----------|---|--------------|------------------|
| Present: | 5 | Boardmember: | Larry Agran      |
|          |   | Boardmember: | Steven Choi      |
|          |   | Boardmember: | Jeffrey Lalloway |
|          |   | Vice-Chair:  | Beth Krom        |

Chair:

Sukhee Kang

## **JOINT CLOSED SESSION**

### **CONFERENCE WITH LEGAL COUNSEL -- ANTICIPATED LITIGATION**

**Initiation of litigation pursuant to subdivision (c) of Section 54956.9 of the Government Code regarding the Governor's proposed budget (One potential case)**

This item was heard under the March 8<sup>th</sup> Special Joint Meeting agenda of the Irvine City Council and Redevelopment Agency.

## **ADDITIONS AND DELETIONS**

Executive Director Joyce requested that Item 1.4 be removed from the agenda.

## **CONVENE A REGULAR REDEVELOPMENT AGENCY MEETING – 6:16 p.m.**

### **1. CONSENT CALENDAR**

**Moved by Vice Chair Krom, seconded by Boardmember Choi, and unanimously carried to approve Consent Calendar Items 1.1 through 1.3.**

#### **1.1 MINUTES**

##### **ACTION:**

- 1) Approved the minutes of a Regular Meeting of the Irvine Redevelopment Agency of February 8, 2011.
- 2) Approved the minutes of a Regular Joint Meeting of the Irvine City Council and Irvine Redevelopment Agency on February 22, 2011.

#### **1.2 PAYMENT BY IRVINE REDEVELOPMENT AGENCY TO CITY OF IRVINE UNDER THE PURCHASE AND SALE AND FINANCING AGREEMENT BY AND BETWEEN THE AGENCY AND CITY**

##### **ACTION:**

Authorized payment by the Irvine Redevelopment Agency to the City of Irvine in the amount of \$5,500,000 for partial repayment of interest accrued to date under the Purchase and Sale and Financing Agreement by and between the Agency and City, dated August 14, 2007, with the repayment amount deposited into the City's Great Park Fund pursuant to Section 2.4 of the Agreement.

#### **1.3 CONVEYANCE OF REAL PROPERTY TO THE CITY OF IRVINE**

##### **ACTION:**

Approved conveyance of real property owned by the Irvine Redevelopment

Agency to the City of Irvine, pursuant to authority granted in the California Community Redevelopment Law.

**1.4 IMPLEMENTATION AGREEMENT PERTAINING TO PLEDGE OF REDEVELOPMENT TAX INCREMENT FUNDS**

**ACTION:**

Item was removed from the agenda. There was no discussion or action taken.

**2. PUBLIC HEARINGS**

**2.1 AMENDMENT NO. 1 TO THE FIVE YEAR IMPLEMENTATION PLAN 2010-2015**

Executive Director Joyce introduced Mark Asturias, Manager of Housing; Steve Holtz, Principal Planner; and Jeff Melching, Assistant City Attorney; who presented the staff report.

Mayor Kang opened the public hearing at 6:21 p.m. There were no public comments.

**ACTION: Moved by Vice Chair Krom, seconded by Boardmember Choi, and unanimously carried to close the public hearing at 6:22 p.m.**

Agency discussion included: clarification of the implications of the proposed State budget on the Redevelopment Agency goals and agency affordable housing projects.

**Moved by Vice Chair Krom, seconded by Boardmember Lalloway, and carried unanimously to:**

**ACTION:**

- 1) Adopt RESOLUTION NO.11-02 - A RESOLUTION OF THE BOARD OF DIRECTORS OF THE IRVINE REDEVELOPMENT AGENCY APPROVING AND ADOPTING AMENDMENT NO. 1 TO THE AGENCY'S FIVE-YEAR IMPLEMENTATION PLAN 2010-2015

**CONVENE A REGULAR JOINT MEETING OF IRVINE CITY COUNCIL AND REDEVELOPMENT AGENCY – 6:27 p.m.**

**3. JOINT PUBLIC HEARINGS**

**3.1 ADOPTION OF RESOLUTIONS MAKING THE FINDINGS AND DETERMINATIONS UNDER HEALTH AND SAFETY CODE SECTIONS 33445 AND 33445.1 IN CONFORMITY WITH THE OBLIGATIONS AND**

***INDEBTEDNESS INCURRED BY THE IRVINE REDEVELOPMENT  
AGENCY IN THE AMENDED AND RESTATED DEVELOPMENT  
AGREEMENT BY AND AMONG THE CITY OF IRVINE, THE IRVINE  
REDEVELOPMENT AGENCY, AND HERITAGE FIELDS EL TORO, LLC***

Executive Director Joyce introduced Kurt Mowry, Manager of Finance, Debbie Gunderson, Finance Administrator; and Jeff Melching, Assistant City Attorney; who presented the staff report.

Mayor Kang opened the public hearing at 6:31 p.m. There were no public comments.

**ACTION:** Moved by Vice Chair/Mayor Pro Tem Krom, seconded by Boardmember/Councilmember Lalloway, and unanimously carried to close the public hearing at 6:32 p.m.

There was no Council or Agency discussion.

**Moved by Boardmember Choi, seconded by Boardmember Lalloway, and carried unanimously to:**

**AGENCY ACTION:**

Adopt RESOLUTION NO.11-03 - A RESOLUTION OF THE IRVINE REDEVELOPMENT AGENCY MAKING THE FINDINGS AND DETERMINATIONS UNDER HEALTH AND SAFETY CODE SECTIONS 33445 AND 33445.1 IN CONFORMITY WITH THE AGENCY'S OBLIGATIONS AND INDEBTEDNESS INCURRED IN THAT CERTAIN AMENDED AND RESTATED DEVELOPMENT AGREEMENT BY AND AMONG THE CITY OF IRVINE, THE IRVINE REDEVELOPMENT AGENCY, AND HERITAGE FIELDS EL TORO, LLC

**Moved by Mayor Kang, seconded by Mayor Pro Tem Krom, and carried unanimously to:**

**CITY COUNCIL ACTION:**

Adopt RESOLUTION NO. 11-23 - A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF IRVINE MAKING THE FINDINGS AND DETERMINATIONS UNDER HEALTH AND SAFETY CODE SECTIONS 33445 AND 33445.1 IN CONFORMITY WITH THE IRVINE REDEVELOPMENT AGENCY'S OBLIGATIONS AND INDEBTEDNESS INCURRED IN THAT CERTAIN AMENDED AND RESTATED DEVELOPMENT AGREEMENT BY AND AMONG THE CITY OF IRVINE, THE IRVINE REDEVELOPMENT AGENCY AND HERITAGE FIELDS EL TORO, LLC

**3.2 FUNDING AGREEMENT BETWEEN THE CITY OF IRVINE AND THE**

***IRVINE REDEVELOPMENT AGENCY FOR PUBLICLY OWNED  
BUILDINGS WITHIN THE ORANGE COUNTY GREAT PARK  
REDEVELOPMENT PROJECT AREA***

Executive Director Joyce introduced Kurt Mowry, Manager of Finance, Debbie Gunderson, Finance Administrator; and Jeff Melching, Assistant City Attorney; who presented the staff report.

Mayor Kang opened the public hearing at 6:35 p.m. There were no public comments.

**ACTION: Moved by Boardmember/Councilmember Choi, seconded by Vice Chair/Mayor Pro Tem Krom, and unanimously carried to close the public hearing at 6:35 p.m.**

There was no Council or Agency discussion.

**Moved by Vice Chair Krom, seconded by Boardmember Lalloway, and carried unanimously to:**

**AGENCY ACTION:**

Adopt RESOLUTION NO. 11-04 - A RESOLUTION OF THE IRVINE REDEVELOPMENT AGENCY APPROVING A FUNDING AGREEMENT BY AND BETWEEN THE AGENCY AND THE CITY OF IRVINE PERTAINING TO THE AGENCY'S FUNDING OF THE CONSTRUCTION OR REHABILITATION OF CERTAIN PUBLICLY OWNED BUILDINGS WITHIN THE ORANGE COUNTY GREAT PARK REDEVELOPMENT PROJECT AREA

**Moved by Mayor Pro Tem Krom, seconded by Councilmember Lalloway, and carried unanimously to:**

**CITY COUNCIL ACTION:**

Adopt RESOLUTION NO. 11-24 - A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF IRVINE APPROVING A FUNDING AGREEMENT BY AND BETWEEN THE CITY AND THE IRVINE REDEVELOPMENT AGENCY PERTAINING TO THE AGENCY'S FUNDING OF THE CONSTRUCTION OR REHABILITATION OF CERTAIN PUBLICLY OWNED BUILDINGS WITHIN THE ORANGE COUNTY GREAT PARK REDEVELOPMENT PROJECT AREA

**PUBLIC COMMENT - CITY COUNCIL**

There were none.

**PUBLIC COMMENT - REDEVELOPMENT AGENCY**

There were none.

**ADJOURNMENT**

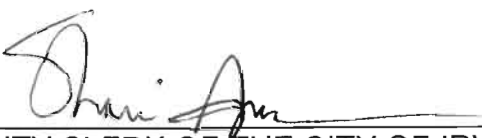
**Moved by Boardmember Lalloway, seconded by Vice Chair Krom, and unanimously  
carried to adjourn the meeting at 6:38 p.m.**

  
\_\_\_\_\_  
CHAIR OF THE IRVINE REDEVELOPMENT AGENCY

  
\_\_\_\_\_  
SECRETARY OF THE IRVINE REDEVELOPMENT AGENCY

March 22, 2011  
DATE

  
\_\_\_\_\_  
MAYOR OF THE CITY OF IRVINE

  
\_\_\_\_\_  
CITY CLERK OF THE CITY OF IRVINE

April 12, 2011