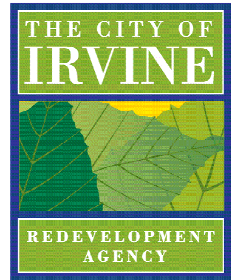




**REVISED AND FINAL**

# **AGENDA**



Sukhee Kang  
Mayor

Beth Krom  
Mayor Pro Tempore

Larry Agran  
Councilmember

Steven Choi  
Councilmember

Jeffrey Lalloway  
Councilmember

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

**March 8, 2011**

**4:00 PM**

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

Sukhee Kang  
Chair

Beth Krom  
Vice Chair

Larry Agran  
Boardmember

Steven Choi  
Boardmember

Jeffrey Lalloway  
Boardmember

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**Speaker's Card/Request to Speak:** If you would like to address the City Council/Boardmembers on a scheduled agenda item, please complete the [Request to Speak Form](#). The card is at the table at the entrance to the Council Chamber. Please identify on the card your name, address, and the item on which you would like to speak and return to the Clerk of the Board. The [Request to Speak Form](#) assists the Mayor/Chair in ensuring that all persons wishing to address the City Council/Boardmembers are recognized. Your name will be called at the time the matter is heard by the City Council/Boardmembers.

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### **CALL TO ORDER – IRVINE REDEVELOPMENT AGENCY REGULAR MEETING AND REGULAR JOINT MEETING WITH THE IRVINE CITY COUNCIL**

#### **ROLL CALL – Irvine City Councilmembers**

Councilmember:	Larry Agran
Councilmember:	Steven Choi
Councilmember:	Jeffrey Lalloway
Mayor Pro Tempore:	Beth Krom
Mayor:	Sukhee Kang

#### **ROLL CALL – Irvine Redevelopment Agency**

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)**

## **CONVENE A REGULAR MEETING OF THE REDEVELOPMENT AGENCY**

### **1. CONSENT CALENDAR**

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All matters listed under Consent Calendar are considered by the Executive Director to be routine and will be enacted by one roll call vote. There will be no discussion of these items unless members of the Agency request specific items to be removed from the Consent Calendar for separate discussion. Any member of the public may address the Agency on items on the Consent Calendar. Public comments on any item or items on the Consent Calendar are limited to three minutes per speaker. If you wish to speak to a particular item or items, please complete a Request to Speak form and submit to the Secretary.

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#### **1.1 MINUTES**

##### **ACTION:**

- 1) Approve the minutes of a Regular Meeting of the Irvine Redevelopment Agency of February 8, 2011.
- 2) Approve 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:**

Authorize 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:**

Approve 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:**

Authorize the Irvine Redevelopment Agency and the City of Irvine to enter into an Implementation Agreement Pertaining to Pledge of Redevelopment Tax Increment Funds committing to use future tax increment funds for the construction of the Orange County Great Park.

**2. PUBLIC HEARINGS**

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Public Hearings are scheduled for a time certain of 4:00 p.m., unless noticed otherwise, or as soon thereafter as possible. Those wishing to address the Irvine Redevelopment Agency during the Public Hearing must complete a Request to Speak form and provide it to the Secretary prior to the hearing. If, in the future, you wish to challenge in court any of the matters on this agenda for which a public hearing is to be conducted, you may be limited to raising only those issues which you, or someone else raised orally at the public hearing or in written correspondence received by the City at or before the hearing. Notice: Public Hearings listed for continuance will be continued as noted and posting of this agenda serves as notice of continuation. Any matter not noted for continuance, will be posted separately.

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

**ACTION:**

- 1) Receive staff report.
- 2) Open the public hearing; receive public input.
- 3) Close the public hearing.
- 4) Redevelopment Agency Board comments and questions.
- 5) ADOPT RESOLUTION NO. - 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**

**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**

:

- 1) Receive staff report.
- 2) Open the public hearing; receive public input.
- 3) Close the public hearing.
- 4) City Council and Agency discussion and direction.

**AGENCY ACTION:**

ADOPT RESOLUTION NO. - 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

**CITY COUNCIL ACTION:**

ADOPT RESOLUTION NO. - 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**

:

- 1) Receive staff report.
- 2) Open the public hearing; receive public input.
- 3) Close the public hearing.
- 4) City Council and Agency discussion and direction.

**AGENCY ACTION:**

ADOPT RESOLUTION NO. - 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

**CITY COUNCIL ACTION:**

ADOPT RESOLUTION NO. - 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 (Limited to 3 minutes per speaker)**

**PUBLIC COMMENT - REDEVELOPMENT AGENCY (Limited to 3 minutes per speaker)**

**ADJOURNMENT**

**NOTICE TO THE PUBLIC**

**STAFF REPORTS**

As a general rule, staff reports or other written documentation have been prepared or organized with respect to each item of business listed on the agenda. Copies of these materials are on file with the City Clerk and are available for public inspection and copying once the agenda is publicly posted, (at least 72 hours prior to a regular City Council meeting and at least 24 hours prior to a special meeting). Staff reports can also be downloaded from the City's website at [http://www.ci.irvine.ca.us/council/agenda/agenda\\_archive.asp](http://www.ci.irvine.ca.us/council/agenda/agenda_archive.asp) beginning the Friday prior to the scheduled City Council meeting on Tuesday.

In addition, regular meetings can be viewed live at the time posted on the agenda and related staff reports can be opened and viewed simultaneously along with the streaming of the meeting. To view the meeting, go to [http://irvine.granicus.com/ViewPublisher.php?view\\_id=6](http://irvine.granicus.com/ViewPublisher.php?view_id=6).

If you have any questions regarding any item of business on the agenda for this meeting, or any of the staff reports or other documentation relating to any agenda item, please contact City Clerk staff at (949)724-6205.

**SUPPLEMENTAL MATERIAL RECEIVED AFTER THE POSTING OF THE AGENDA**

Any supplemental writings or documents distributed to a majority of the Redevelopment Agency or City Council regarding any item on this agenda after the posting of the agenda will be available for public review in the City Clerk's Office, One Civic Center Plaza, Irvine, California, during normal business hours. In addition, such writings or documents will be made available for public review at the respective public meeting.

If you have any questions regarding any item of business on the agenda for this meeting, or any of the staff reports or other documentation relating to any agenda item, please contact City Clerk staff at (949)724-6205.

**PUBLIC COMMENT**

Any member of the public may address the Redevelopment Agency or City Council on items within the respective body's subject matter jurisdiction but which are not listed on this agenda during Public Comment; however, no action may be taken on matters that are not part of the posted agenda. If you would like to address the City Council or Redevelopment Agency during the Public Comment portion of the Agenda, please complete the Request to Speak Form. The card is at the table at the entrance to the City Council Chamber. Please complete the card with your name and return to the Secretary. The Request to Speak Form assists the Chair in ensuring that all persons wishing to address the City Council or Redevelopment Agency are recognized. Your name will be called at the time Public Comment is taken by the City Council or Redevelopment Agency. City policy is to limit public testimony to three minutes per speaker (unless extended by the Mayor or Chair) which includes the presentation of electronic or audio visual information.

**CITY SERVICES TO FACILITATE ACCESS TO PUBLIC MEETINGS**

It is the intention of the City of Irvine to comply with the Americans With Disabilities Act (ADA) in all respects. If, as an attendee or a participant at this meeting, you will need special assistance beyond what is normally provided, the City of Irvine will attempt to accommodate you in every reasonable manner. Please contact the City Clerk's Office at (949)724-6205.

Assisted listening devices are available at the meeting for individuals with hearing impairments. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting. (28 CFR 35. 102-35. 104 ADA Title II)

**CHALLENGING CITY DECISIONS**

The time limit within which to commence any lawsuit or legal challenge to any quasi-adjudicative decision made by the City is governed by Section 1094.6 of the Code of Civil Procedure, unless a shorter limitations period is specified by any other provision. Under Section 1094.6, any lawsuit or legal challenge to any quasi-adjudicative decision made by the City must be filed no later than the 90<sup>th</sup> day following the date on which such decision becomes final. Any lawsuit or legal challenge, which is not filed within that 90-day period, will be barred.

If a person wishes to challenge the nature of the above actions in court, they may be limited to raising only those issues they or someone else raised at the meeting described in this notice, or in written correspondence delivered to the City of Irvine, at or prior to the meeting. In addition, judicial challenge may be limited or barred where the interested party has not sought and exhausted all available administrative remedies.

**COMMUNICATION DEVICES**

To minimize distractions, please be sure all personal communication devices are turned off or on silent mode.

I hereby certify that the agenda for the Regular Redevelopment Agency and Regular Joint Irvine City Council meeting was posted in the posting book located in the Public Safety Lobby of City Hall, One Civic Center Plaza, Irvine, California on \_\_\_\_\_ by \_\_\_\_\_ p.m. as well as on the City's web page.

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Sharie Apodaca, MMC  
Secretary

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Sharie Apodaca, MMC  
City Clerk

