

"Approved by the City Council/Redevelopment Agency Board on March 14, 2007."

CITY COUNCIL/REDEVELOPMENT AGENCY WESTMINSTER, CALIFORNIA
MINUTES OF AN ADJOURNED REGULAR MEETING March 5, 2007

The City Council/Agency Board of the City of Westminster, California convened on March 5, 2007 at 6:10 p.m. in an Adjourned Regular Meeting in the Council Chamber, 8200 Westminster Boulevard, Westminster, California.

6:00 P.M.

CONVENE CITY COUNCIL/REDEVELOPMENT AGENCY MEETING

PRESENT: RICE, MARSH, FRY, TA
ABSENT: QUACH

SALUTE TO FLAG: Mayor Pro Tem/Vice Chair Marsh

ORAL COMMUNICATIONS

Phil Hodgetts, resident of Westminster, stated that he is hopeful to be appointed to the new Energy Committee. He would like to have the first Energy Committee meeting at his house. He distributed a copy of an announcement on Clean Transportation Funding from the Mobile Source Air Pollution Reduction Review Committee.

Mayor/Chair Rice said she received an invitation for a workshop and asked Mr. Hodgetts to represent the City at the meeting.

1. (City/Agency) Real Estate Market Study (906-01)

Tami Piscotty, Assistant to the City Manager, provided a brief background to the Real Estate Market Study prepared by Economics Research Associates (ERA).

Bill Lee, Executive Vice President with ERA, gave a PowerPoint presentation detailing the highlights of the Citywide Real Estate Market Analysis and Development Strategies prepared for the City. The Study included Economic & Demographic Trends for Orange County, neighboring cities and the City of Westminster, a Market Analysis of Retail, Hotel and Office, and Conclusions and Strategic Options. ERA's Recommended Strategies were as follows:

- Develop Beach Boulevard into "Regional Commercial Corridor"
- Create significant commercial node at Beach Boulevard and Bolsa Avenue
- Move Little Saigon "Up Market"
- Protect and enhance citywide housing stock
- Reclaim redundant streets for land and revenue
- Continue to upgrade Westminster Mall

The Mayor/Chair and Council/Agency Members expressed their appreciation to Mr. Lee on the excellent study prepared by ERA.

Vivian Kirkpatrick-Pilger, resident of Westminster, stated that the ERA Study indicates 300-400 homes could be used to upgrade the standards of homes. She asked Mr. Lee if he was aware that redevelopment monies loaned to upgrade house have to remain low income for 45 years, as was discussed at a recent study session meeting.

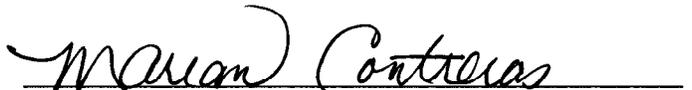
Mr. Lee responded that this study envisioned a rehabilitation loan program that would augment the resources of a homeowner to induce them to improve their homes.

Roger Fierce, resident of Westminster, suggested looking at development of the large triangular plot of land at the juncture of the 405 and 22 freeways.

Andy Hall, Interim City Manager, acknowledged Interim Economic Manager Ray Silver and Assistant to the City Manager Tami Piscotty on the time and energy they put into the presentation.

2. MATTERS FROM CITY COUNCIL/AGENCY MEMBERS - None

COUNCIL/AGENCY ADJOURNMENT: Mayor Rice adjourned the meeting at 6:58 p.m.


Marian Contreras, City Clerk/Agency Secretary