

Council/Agency Meeting Held: _____	_____ City Clerk's Signature
Deferred/Continued to: _____	
<input type="checkbox"/> Approved <input type="checkbox"/> Conditionally Approved <input type="checkbox"/> Denied	
Council Meeting Date: 11/7/2005	Department ID Number: ED 05-33

**CITY OF HUNTINGTON BEACH
REQUEST FOR REDEVELOPMENT AGENCY ACTION**

SUBMITTED TO: HONORABLE AGENCY CHAIR AND REDEVELOPMENT AGENCY MEMBERS

SUBMITTED BY: *Penelope Culbreth Graft*
PENELOPE CULBRETH-GRAFT, EXECUTIVE DIRECTOR

PREPARED BY: STANLEY SMALEWITZ, DEPUTY EXECUTIVE DIRECTOR *Stanley Smalewitz*

SUBJECT: AUTHORIZE APPROPRIATION OF FUNDING FOR PARKING STRUCTURE AMENITIES AND POLICE SUBSTATION FURNITURE AND EQUIPMENT AT BELLA TERRA

RECEIVED
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 CITY CLERK
 CITY OF HUNTINGTON BEACH

Statement of Issue, Funding Source, Recommended Action, Alternative Action(s), Analysis, Environmental Status, Attachment(s)

Statement of Issue: The redevelopment of Bella Terra is currently occurring under the terms of the Owner Participation Agreement (OPA), dated October 2, 2000, between the Redevelopment Agency of the City of Huntington Beach and Bella Terra Associates LLC. Additional improvements to the Bella Terra Parking Structure in the amount of \$62,175.23 (25% of the total cost of \$248,700.90); and equipment and supplies for the Bella Terra Police Substation in the amount of \$45,000 are being requested towards completion of this project.

Funding Source: Unappropriated Redevelopment Agency Fund Balance to Business Unit 30580101.82800. Fiscal Impact Statement is attached.

Recommended Action:

Motion to:

1. Authorize appropriation of \$62,175.23 (25% of the total amount for the Parking Structure Improvements of \$248,700.90);
2. Authorize Executive Director to execute appropriate reimbursement agreement with DJM Capital Partners/ Bella Terra Associates for parking structure improvements as noted herein; and
3. Authorize appropriation of \$45,000 for equipment and furniture for the Bella Terra Police Substation.

Alternative Action(s): Do not approve and advise staff how to proceed.

REQUEST FOR ACTION

MEETING DATE: 11/7/2005

DEPARTMENT ID NUMBER:ED 05-33

Analysis: On August 1, 2005, the City Council/ Redevelopment Agency approved agreements for Bella Terra Associates, LLC to assume transfer of the Bella Terra site and operation of the parking structure.

Bella Terra Associates proposes additional improvements to the Bella Terra Parking Structure including upgraded service of an additional 18 cameras, increasing the total to 48 cameras, and installation of a traffic counter feature, directing visitors to the appropriate floor level of the structure. These improvements would increase security, reduce traffic congestion, and encourage visitors to use the parking structure. The Huntington Beach Police Department has met with the new owners and supports these improvements.

Total cost for the improvements is estimated at \$248,700.90, and staff recommendation is that the Redevelopment Agency reimburse Bella Terra Associates 25% (\$62,175.23) of the total cost, payable after the work has been completed, approved by the City of Huntington Beach Building Department, and unconditional lien releases have been secured from all contractors and subcontractors associated with this project. Further, an appropriate reimbursement agreement with Bella Terra Associates will be approved by the City Attorney and executed by the Executive Director.

In addition, under the terms of the agreements, Bella Terra Associates will construct an approximately 3,000 square foot Police Department Substation (Bella Terra Substation) within the mall area. Plans are to have uniformed police officers and/ or Retired Senior Volunteer Program (RSVP) members staff the Substation during mall hours of operation. This Huntington Beach Police Department presence will greatly enhance security efforts and effectiveness at Bella Terra.

Cost for furniture and equipment for the Bella Terra Substation is estimated at \$45,000. This is an eligible Redevelopment Agency expense, and staff recommendation is that the cost for the furniture and equipment necessary to make the Substation operational be supported by the Redevelopment Agency fund balance.

Environmental Status: Not applicable

Attachment(s):

City Clerk's Page Number	No.	Description
	1.	Fiscal Impact Statement

E-5.2

Fiscal Impact Statement

ATTACHMENT 1

E-5.3



**CITY OF HUNTINGTON BEACH
INTERDEPARTMENTAL COMMUNICATION**

TO: PENELOPE CULBRETH-GRAFT, DPA, CITY ADMINISTRATOR
FROM: DAN T.VILLELLA, CPA, FINANCE OFFICER
SUBJECT: FIS 2005-06 - 01 AUTHORIZE APPROPRIATION OF FUNDING FOR
PARKING STRUCTURE AMENITIES AND POLICE SUBSTATION
FURNITURE AND EQUIPMENT AT BELLA TERRA
DATE: OCTOBER 24, 2005

As required by Resolution 4832, this Fiscal Impact Statement has been prepared for
"Authorize Appropriation of Funding for Parking Structure Amenities and Police Substation
Furniture and Equipment at Bella Terra

If the City Council approves this action (total appropriation \$107,175), the estimated
unreserved fund balance of the Merged Redevelopment Capital Projects Fund at
September 30, 2006 will be reduced to \$15,318,000.

A handwritten signature in cursive script that reads "Dan Vilella".

Dan Vilella,
Finance Officer

E-5.4