

Vision Core Area Community Communication Campaign

Vision Core Meeting
City Council Meeting
October 24, 2023

- Bill Curley spoke about the purchase of Stein Mart and a current litigation threat coming from three of the property owners.

PUBLIC COMMENTS

1. Eric Chastain
 - a. How many current property owners live in MV?
 - i. They probably don't care what happens in MV
 - b. The existing infrastructure is ugly
 - c. The CC&R's are out of date
 - d. Sick of seeing vacant lots
 - e. There is no life in the center besides the Paseo
 - f. Would like to see new business opportunities
 - g. Other cities are already doing big projects like this one
 - h. It is time that MV catches up to the times
 - i. MV residents going to other cities for entertainment is creating bigger carbon footprint
 - j. Progress is impossible without change
2. John Appleton
 - a. Disappointed that his family has to travel outside MV for entertainment
 - b. Property needs a facelift
 - c. Need to create desire for families in other cities to come to MV
3. Sara Bloomquist
 - a. Oakhouse Church patron
 - b. Very excited about this project
 - c. Green space is very important
 - d. Has to go to other cities for entertainment

4. Nancy Silver
 - a. Grateful for all improvements City has done
 - b. Wants new revitalized area with new dining options
5. Robert Bennet
 - a. Oakhouse Church patron
 - b. Supports the project
6. Lynn Hayes
 - a. The project was rejected by other firms, why do we think we can make it work?
 - b. Supports a facelift but not a \$55 million one
 - c. Money should go to other things
 - i. Affordable housing
 - ii. Park renovations
7. Kathy Palmer
 - a. Would like to see work force housing in project
 - b. Other City projects have housing included
 - c. Wants to see a private development project, not public
 - d. Use remainder of bond to do Phase 1, but not Phases II & III
8. Michelle O'Brien
 - a. Project is a 'need' for MV and other surrounding cities
 - b. Wants to go out and rebid project
 - c. LABco needs to provide previous projects and their financials
 - d. Students need a place in MV for entertainment
9. Sara Vanderbrook
 - a. Has spoken to Zach Green, who is a tenant in property lot
 - i. Is in favor of project
 - ii. Wants additional security and safety
 1. E-bikers
 2. Homeless
10. Scott Ryan
 - a. Supports the project
 - b. Wants MV to invest in ourselves

- c. The property area needs to be upgraded
- d. If there is something he can't get at the mall, he then goes to Irvine Spectrum
- e. Other towns and cities are doing more
- f. We have the funds and education to accomplish this project

11. Larry Ryan

- a. Supports the project
- b. Look to the future and listen to our youth

12. Mike Guyagose

- a. MV has a strong sense of community
- b. MV has fallen far behind with food and entertainment options
- c. Would love to spend his money in MV and not in other cities
- d. This project will bring in new tax revenues and other businesses
- e. A connection to the creek would be amazing
- f. This project would make the City more desirable to live in

13. Chad Albert

- a. Oakhouse Church patron
- b. Has had many conversations with others about this project
 - i. All positive responses
- c. Very excited about project

14. Tom Moore

- a. Supports the project
- b. This is a great time to 'pause'... stop and reset, with all the info we now have
- c. A lot still needs to be done
- d. The area is too small of a sliver of property to create what we want

15. Lauren Bennet

- a. Oakhouse Church patron
- b. Loves the centrally located area for entertainment

16. Ethan Thatcher

- a. Oakhouse Church patron
- b. Supports and is excited about the project
- c. LABco has great vision

- d. Would like the City Council to vote in favor of the project

17. Cathy Schlicht

- a. Wants to maintain a natural creek
- b. Government should stay out of private sector
- c. Higher risk equals higher rates
- d. Wants the City Council to vote against the project
- e. Let the public digest all of the information
- f. In addition to the \$55 million proposed for project, City spent \$12 million for the building

18. Greg Silver

- a. MV is more diverse now that it was in the past, which is a good thing
- b. Important to build into community and enhance diversity
- c. All friends say plan is 'brilliant'
- d. Approve the project without any pause

19. Tracy Buyers

- a. Approves of project and wants to move forward
- b. MV is in need of this project
- c. Likes the idea of more outdoor and exercise areas
- d. This project will provide economic growth

20. Bob Breton

- a. We are at a crossroads – political, developmental, and cultural
- b. Property area has seen years of neglect
- c. The property owners agree that a facelift is needed but have done nothing
- d. This project is not a want, but a need
- e. This project is not a luxury, but a necessity
- f. Neighboring cities are already working on new area projects
- g. MV is losing tax monies to other cities
- h. We have three things other cities do not
 - i. A creek
 - ii. Keith Rattay
 - iii. Forward looking City Council

- i. Let's move forward on Phase I

City Staff and Council

21. Wendy Bucknum

- a. Is there a report on current property ADA issues and improvements?
- b. What parking lot improvements have been done?
- c. Do other buildings on property have code and aesthetic issues?
- d. Is there a current association for all properties?
- e. What is the reaction from the public who visit the Paseo?

22. Cynthia Vasquez

- a. Concerned about only getting one RFQ response
- b. Should we release RFQ and extend the deadline?
- c. In support of the project
- d. Can Phase I be a stand-alone project?

23. Trish Kelley

- a. If RFQ went back out would we have a different response?
- b. Supports the project, but would like to consider reissuing the RFQ
- c. Owner of Menchie's said that the City improvements in the area have helped her business

24. Bob Ruesch

- a. Could the current litigation halt us?
- b. Bob Breton – At last Commission meeting, the three property owners currently threatening to sue said that they will not entertain changing the CC&R's if this project were to proceed.
- c. The current owners have neglected their properties
- d. Let's move forward and add another jewel to our City

25. Brian Goodell

- a. Tonight, out of 20 speakers, 17 were in support and only three had 'buts'

Vote Passed 5-0 (regarding #4 – consider reissuing RFQ)

Recommended Action: (1) Receive and file the report summarizing the City's extensive public input efforts; (2) receive and file the cost estimate and summary of costs for the project; (3) receive and file the Tax Leakage Report based on entertainment uses; (4) receive the Retail Partner Overview report and direct City staff to proceed with further negotiations for a retail partnership agreement with LABco; and (5) approve the "GO FORWARD PLAN" and direct staff to obtain a proposal from Collaborative Design Team for development of construction documents and environmental reports for the first phase of the LOS OSOS Project.