

# City of La Mirada Business News

WINTER 2011



Jobs



Housing



Infrastructure

## State Targets Elimination of Redevelopment, Proposal Would Kill Jobs, Investment

Barely two months after Californians voted to protect funding for Redevelopment Agencies, state officials are trying to kill this powerful job-creating tool. Just two years ago, the State took some \$2.05 billion from Redevelopment Agencies, including nearly \$6 million from La Mirada. Local officials are rallying to preserve Redevelopment Agencies, which have been responsible for some of California's most impressive economic gains in recent decades.

Redevelopment Agencies use a portion of the property taxes coming from improvements within their boundaries to stimulate additional private investment, new development and job creation in the area. These funds are also used for public improvements such as streets, sewers and other needed facilities.

There are many local examples highlighting where redevelopment has improved blighted neighborhoods, cleaned up contaminated properties, built affordable housing, created jobs and stimulated economic activity that wouldn't have happened without redevelopment. The La Mirada Redevelopment Agency is proud of a number of projects completed over its 38-year history including:



An obsolete 70-acre Outlet Mall was converted into a modern, 34-acre commercial development and a 36-acre residential project. The project has 300,000 square feet of commercial space and 237 single family homes.



An 82-acre industrial park includes eight buildings totaling 1.5 million square feet. Major businesses include US Foodservice, Shaw Carpet, Xpedx, Bralco Metals and Beaulieu of America. Jobs, sales tax and property tax increment revenue flowed from the Agency's efforts.



A blighted commercial center became a productive neighborhood shopping center. The center, anchored by Stein Mart, Fresh 'N Easy, and CVS Pharmacy, also includes 50,000 square feet of in-line shops.



Gateway Center Plaza features modern office, retail and commercial uses. This 20-acre mixed-use project has a 300-room Holiday Inn hotel, two office buildings, a light manufacturing/office building, restaurants and a 36,000 square foot Staples Superstore.



Housing projects assisted by the Redevelopment Agency's efforts in cooperation with private developers have produced some 600 quality affordable housing units in La Mirada.

The La Mirada Redevelopment Agency is committed to continuing its efforts to eliminate blight, create jobs, and improve the community. Projects such as the current Foster Park Neighborhood Enhancement, the planned Telegraph Road Realignment, and the Alondra Center North housing development will benefit the La Mirada community.

Business officials and residents are encouraged to contact their legislators to express their concerns about the redevelopment proposal.

# New Volvo Truck Dealership Coming to La Mirada



A new truck dealership has been approved for development in La Mirada.

The five-acre parcel located along the I-5 Freeway has been vacant since December 2007 when Rancho Mirada Chevrolet closed. The new dealership will sell Volvo and Mack tractor trailers and provide repairs and part sales. The owner operates a similar facility, TEC Trucks, just north of this location. The property is currently undergoing various improvements and the owner plans for the dealership to be operational by summer.

"We are looking forward to the opening of this dealership," said City Manager Tom Robinson. "The building renovation and increased economic activity generated by the dealership are welcomed improvements to La Mirada's freeway-commercial area."

This property, and others near it, were assembled by the La Mirada Redevelopment Agency over 20 years ago. Over time, this property has generated millions of dollars in revenues to La Mirada while providing jobs and eliminating blight. Projects like these highlight the importance of redevelopment as an economic development tool in California.

# City of La Mirada Receives Planning Grant for I-5 Freeway



The City of La Mirada will receive a \$170,000 planning grant from the Southern California Association of Governments. This award will fund completion of the I-5 Freeway Corridor Specific Plan. La Mirada's project was ranked second among 63 applicants.

Nearly 170,000 motorists travel the I-5 Freeway daily. The I-5 Specific Plan will study the freeway corridor's potential to become a regional commercial hub with the potential for commercial, retail and mixed use development. The plan will also review the area's potential for entertainment, office, and transit uses following expansion of the freeway. The completed plan will include development standards, design guidelines, and special programs and incentives unique to this project area. The project will begin in April.

A similar project for the Imperial Highway Corridor is also nearing completion.

## Board of Equalization Visiting Local Businesses

State Board of Equalization compliance and outreach specialists are visiting individual businesses in the area to ensure that business owners possess the proper state tax and fee permits. These visits consist of:

- Checking for required permits and licenses
- Providing registration information
- Updating account information
- Providing information on business owners' legal rights
- Answering questions about laws and regulations that apply to specific businesses

For more information on license checks or other tax and fee programs, visit the Board's website at [www.boe.ca.gov](http://www.boe.ca.gov).

### La Mirada welcomes the following new businesses:

Centro Legal Preferencial 14241 E Firestone Blvd #400	Christopher V. Haro 14752 Beach Blvd #214
Pentius Automotive Parts 14849 E Northam Street	Caremore Medical Group 15627 Imperial Highway
Pep Boys 12251 La Mirada Blvd	Rafi's 76 #3 15354 La Mirada Blvd
Youn Et Associates, A Prof. Corp 14752 Beach Blvd #205	NCR Corporation 14540 E Leffingwell Road

