

## Supreme Court Ends Redevelopment: Decision Kills Jobs, Investment

The State Supreme Court has upheld legislation to eliminate more than 400 redevelopment agencies operating in California.

By killing this powerful job-creating tool, State officials have made it more difficult for local governments to stimulate new investment, create jobs, and grow local economies. A provision that would have allowed redevelopment agencies to exist if they paid ransom to the State was also struck down by the Supreme Court.

Local officials had sought to preserve redevelopment agencies, which have been responsible for some of California's most impressive economic gains for nearly 60 years. The full impact of the Court's decisions is still being determined, but redevelopment as it existed is gone.

Redevelopment agencies used a portion of the property taxes coming from improvements in their areas to stimulate new private investment, development and job creation. These funds were also used for public improvements such as streets, sewers and other needed facilities.

### La Mirada Redevelopment Achievements Noted

There are many local examples 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 nearly 40 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 area became a productive neighborhood shopping center anchored by Stein Mart, Fresh 'N Easy, CVS Pharmacy, and 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, office buildings, a light manufacturing/office building, restaurants and a Staples Superstore.
- ✓ Housing projects assisted by the La Mirada Redevelopment Agency in cooperation with private developers produced some 600 quality affordable housing units.



The La Mirada Redevelopment Agency will work to finish projects currently in process, as allowed by law. These include the current \$9-million Foster Park Neighborhood Improvement and The Orchards 41-units housing development at the former Alondra North shopping center. These projects, like the numerous redevelopment efforts completed in La Mirada over the past 40 years, will provide a significant benefit for the La Mirada community.

Local officials are hopeful that State legislators will re-evaluate their earlier decision and restore local government's ability to encourage economic growth and job creation.

For more information on redevelopment, call (562) 943-0131 or visit [cityoflamirada.org](http://cityoflamirada.org)



# La Mirada Business Forum

The La Mirada Business Forum will be held Thursday, January 26 from 4 to 6 p.m. at the Holiday Inn La Mirada located at 14299 Firestone Boulevard. There is no charge to attend this event.

During the Business Forum, representatives of local businesses can meet with City staff and community partners will be available to discuss items affecting La Mirada businesses. Topics include the I-5 Freeway expansion, road construction projects, local business crime trends, planning/building permitting process, the I-5 Specific Plan, and the future of Redevelopment in La Mirada. Refreshments will also be served. For more information, call (562) 943-0131.

## Sales Grow in La Mirada

Preliminary sales tax figures reported by La Mirada businesses for second quarter sales and third quarter receipts showed growth of 12.1 percent compared to the same quarter prior year. Southern California overall was approximately 9 percent higher for the quarter. While sales tax revenues have seen slight increases over the past years, the figures are approximately 30 percent below sales tax levels reached in the 2006-2007 fiscal year.

"We are pleased to see La Mirada businesses showing signs of growth following some difficult years," says City Manager Tom Robinson. "The recovery process will take some time, but it is encouraging to see local business activity moving in the right direction."

Sales tax represents 24 percent of La Mirada's General Fund revenues, and is the City's single largest revenue source.

## City Supports Local Businesses

The Shop! See! Splash! program encourages La Mirada residents to shop locally. Overall, some \$1,044,600 local sales have been attributed to the program since 2009. Shoppers receive \$5 in vouchers for Splash! passes, Theatre tickets, or recreation classes for every \$300 in receipts from La Mirada businesses. This past summer's Shop! See! Splash! campaign was the most successful since the program began. Some 213 shoppers submitted \$278,023 in receipts for \$4,375 in vouchers. These receipts came from hundreds of La Mirada stores and restaurants like Home Depot, Marshall's, Gondola's Pizza, Living Spaces Furniture, and Mr. V's Bar & Grill.

## Ahern Rentals Opens in La Mirada

The new La Mirada rental center located at 16930 Valley View consolidates operations of the company's Long Beach, Brea, and Santa Ana branches into one facility. While the company has retained its current workforce, new employment opportunities may become available.

The 125,000-square-foot facility will house administrative offices, rental equipment storage, a repair shop, and several delivery trucks. Ahern Rentals is one of the leading equipment rental companies in the southwest, specializing in equipment rental and sales as well as providing a wide selection of contractor supplies, parts and equipment service options.

### La Mirada welcomes the following new businesses:

Hyundai Logistics (USA) Inc. 14251 Firestone Boulevard	7-Eleven 15006 Alondra Boulevard	Dongsoo Shin, M.D. 15651 Imperial Highway #205
Triton Distribution 14585 Industry Circle	Leon Plastic 14660 Firestone Boulevard #A	Evergreen Packaging, Inc. 16000 Phoebe Avenue
The Flame Broiler 15110 Rosecrans Avenue	Fantastic Hair & Nail Spa 15024 Imperial Highway	G & H X-Press, Inc. 14431 Industry Circle
CNS Equipment, Inc. 14251 Firestone Boulevard	Ahern Rentals 16930 Valley View Avenue	



## New Businesses Open in La Mirada

### 7-Eleven

La Mirada's first 7-Eleven store recently opened at 15006 Alondra Boulevard. The interior of the store has been completely remodeled as part of the conversion.

7-Eleven locations offer a wide variety of convenience items and services. Based in Dallas, Texas, 7-Eleven operates, franchises or licenses more than 8,800 7-Eleven convenience stores in North America. Globally, there are approximately 42,700 stores in 16 countries.



### The Flame Broiler

The Flame Broiler opened a new location at the La Mirada Theatre Center on Jan. 6. The 1,050 square foot restaurant serves marinated chicken, beef and veggie meals without dairy, skin, frying, and trans fat.

The Flame Broiler restaurants are located in several states nationwide, with an increasing number of new locations.

