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Great Park board discusses cash flow

Finance department presents its latest report at Thursday's meeting.

By CAMERON BIRD
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Great Park revenue will not surpass spending until 2013 or 2014, finance officials reported at Thursday's board meeting.

The Great Park Corp. finance department report, described as "really heavy stuff" by board member Sukhee Kang and "rather imposing" by Chairman Larry Agran, featured a flow chart of possible revenue sources for the corporation.

Revenue currently comes in part from land leased to individuals and companies. The corporation has been renting space at the site of the former Marine Corps base for recreational vehicle storage since military operations ended there in 1999.

Tierra Verde Industries, which rents a site for green waste recycling, is projected to bring anywhere from \$700,000 to \$4 million to the corporation in ensuing years.

More revenue is expected to come from developer Lennar Homes' projects at the edge of the park. Tax increments from those homes will stream in as long as their property values don't fall too much.

Kurt Mowery, manager of finance, said the finance department will "assess the tax increment going forward" and present the next part of its business plan at an April 17 meeting.

Taking into account the recent subprime lending crisis and a projected economic recession, Agran encouraged the corporation to stay within its financial means and hypothesized that the housing downturn could continue for five years.

The estimated cost for developing the 1,347-acre Great Park is \$1.1 billion.

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