

MINUTES

of an adjourned regular meeting of the City Council and the Redevelopment Agency of the City of Redlands, held in the Clock Auditorium, 840 East Citrus Avenue, on September 6, 1972 at 7:00 P.M.

PRESENT

Jack B. Cummings, Mayor-Chairman
 Charles G. DeMirjyn, Vice Mayor-Member
 Chresten M. Knudsen, Councilman-Member
 Ellsworth E. Miller, Councilman-Member
 Sam S. Sewall, Councilman-Member

R. P. Merritt, Jr., City Manager-Redevelopment Director
 Edward F. Taylor, City Attorney
 Peggy A. Moseley, City Clerk
 Rosemary Hite, San Bernardino Sun

The meeting was opened with the pledge of allegiance.

Mayor Cummings welcomed the six hundred people present in the audience, introduced Mr. Robert Hill, Consultant from the State Department of Redevelopment Agencies, City Manager Merritt - Director of Redevelopment; Mr. Taylor, City Attorney; Mr. John Wagner, Deputy Director of the Redevelopment Agency; Mrs. Rosemary Hite of the San Bernardino Sun; Planning Director Schindler; Director of Building and Safety Mitchell; Finance Director H. L. Archbold; Park Superintendent, James MacKenzie; Mrs. Elsie Flores, Interpreter; Frances Watson and Barbara VanderVliet who handled the microphones for people who wished to speak.

Director of Redevelopment Merritt presented Deputy Director of Redevelopment John Wagner who briefly summarized the progress of the redevelopment, outlining in detail the seven steps already taken in order for the Council and the Redevelopment Agency to arrive at the position, this evening, of designating and approving the official redevelopment plan for the City of Redlands. Mr. Wagner showed a slide which outlined the total project area and the property subject to acquisition.

Mr. Merritt explained the State Redevelopment Act and described the six-block area under consideration for Project No. 1. He stressed that this is not a federal project, that the funds will come from private investors. He added that the boundaries of the Redevelopment Area were established at a time when federal grants were available under several different programs; and recommended retaining the present boundaries in order to be able to take advantage of any federal program should funds be made available to Redlands.

Mayor Cummings commented that there appeared to be increased dissatisfaction among residents on the northside at being included in this project and stated that he hoped this meeting would answer questions and clarify misunderstandings. Mr. Merritt stressed that the wishes of the citizens and homeowners are of paramount interest and that any neighborhood development will be made at the option of the neighborhoods. Mayor Cummings added that if the northside does not wish to be included in the project area, it can be deleted and would cause only about a two-week delay to the core project. Mr. Robert Hill emphasized that if the northside area is deleted from this project, then funds accruing from the tax increment of the core portion of this same project cannot be used on development for the deleted area.

At this time, Mayor Cummings opened the meeting as a public hearing for comments from the audience.

COUNCIL - REDEVELOPMENT MEETING (Continued)

Mr. Jose Danny Martinez, of 611 Baldwin Avenue, addressed the Council and the meeting stating that he was not a resident of the area but a spokesman for 231 residents. He explained that meetings had been held, representatives had appeared and discussed the plan and proposals with people in attendance, and that it was the unanimous request of these 231 people that the residential area of the northside, the area north of Colton Avenue, be deleted from the plan. Mr. Martinez added that the group he represented had no opposition to the development plan for the downtown but preferred to have their property omitted from the overall plan.

Mayor Cummings explained in detail the advantage of using tax increment monies from the redevelopment area to match funds from the Federal Government which require 25% of the funds to be furnished by the City. These may be available for home improvement with low interest loans, streets, water system, sewers, and utilities for the northside.

Speaking were Mr. Maynard Allen of 60 San Gorgonio Drive, who spoke neither for nor against; Mr. John Dunkerken of 1635 West Colton Avenue who inquired about the shopping center in West Redlands; and Mr. Frank Carmody of 107 Lombard who pointed out that it would be easier to obtain monies from HUD if the northside were made part of the total project area.

Mrs. Mary R. Garvin of 57 San Gorgonio Drive, wished to know if the street on which she is located was to remain open. Mr. Isabel Lopez, 520 Second Street, asked clarification of the two different letters of notice of this hearing that had been sent to owners of assessable lands. This was explained that properties located in the green area on the map may be subject to condemnation. Owners of such properties should have received a letter referring to acquisition by eminent domain.

Councilman Sewall explained the reasons why the Council is acting as Redevelopment Agency at this time and described the length of time spent in study and consultation with other councils and authorities on this matter.

Mr. Clyde Clark, Jr., of 1131 Ohio Street, asked who would administer funds if the northside area remained in the project - was told that the Redevelopment Agency in the City would apply for and control funds. Mr. W. E. Malone, 1480 Ridge Street, Director of the Downtown Redlands Division of the Chamber of Commerce, commended the Council on their farsightedness and requested that they proceed without delay to make the development project a fact. Mrs. Glenn McCarthy discussed street light and sidewalks.

Mr. DeMirjyn left at this time.

Mrs. Alberta W. Lewis, 214 High Avenue, asked questions concerning the effect of redevelopment in the area of the San Bernardino Freeway.

Mr. Philemon Diaz, 1548 Lassen, urged that the northside be deleted from the project area.

Mrs. Wanda Hale, of 126 West Colton Avenue, asked questions about the application of redevelopment to private property and sought to clarify misunderstandings. Acquisition by condemnation, a power of the Agency, was explained briefly. It was stressed that the citizen's property

cannot be taken without fair compensation, and that a citizen has the right for a court judgment in the matter.

Councilman Sewall pointed out that the city already has the right of eminent domain to acquire property necessary for the health and welfare of the citizens, such as a fire station, and the Agency has similar powers of eminent domain.

Councilman Knudsen described the example of the Auto Club of Southern California which, unable to obtain property within the downtown area, moved to the Sages area. That move actually drew sales tax dollars away from the downtown Redlands area by causing out of town auto club customers to shop elsewhere, he said.

The Chairman of the City Housing Commission, Miss Gertrude Hagum of 1317 College Avenue, described areas she and the other commissioners had visited which had received federal loan grants providing 75% of the necessary funds for street trees, lighting, and other improvements. She expressed the hope that these advantages would be available for the northside within the redevelopment framework.

Mrs. Oscar Thurman, 815 Carlotta Court, spoke. Mrs. Anita Dimery asked questions and expressed dissatisfaction with the northside area being included in the project. She stated that she believed the northside area was being used to benefit the core area taxwise and added that she also believed the city or someone is making a profit. Mayor Cummings stated that including the northside area would give the opportunity to apply for federal grants for neighborhood programs when available.

Councilman Knudsen explained that the development is being pushed in order to capture sales tax dollars which are leaving Redlands. Mr. Knudsen pointed out that the average California city earns \$23 per capita in sales tax. By comparison, he cited Redlands with \$17 and Beverly Hills with \$80.

Councilman Sewall explained the process of bonding in order to obtain the city's portion of monies and raised the possibility of repaying obligations from increased revenues from a project. Mr. Hill explained that the increased property tax value funds could be used to develop further core area projects.

Reverend W. W. Betton spoke briefly about the needs of the northside area.

Councilman Sewall stated that he intends to vote in favor of keeping the northside in the project because he feels that it is his moral obligation as he believes that this is truly the best thing for the area.

Mr. Gus Bisesi, 1100 East Citrus Avenue, stated that he has been waiting for 20 years for Redlands to do something and urged the Councilmen to get on with the project.

Mr. Waldo Burroughs, of 1358 Elizabeth, former Mayor of the city of Redlands, commended the Councilmen for their patience, their interest, and their concentration on this matter. He stated that all development would proceed according to the City's General Plan and that all cities are benefited by a strong core area. He pointed out that citizens have worked for years for this development and urged that

COUNCIL - REDEVELOPMENT MEETING (Continued)

Council proceed without delay in order to secure the future of the City of Redlands.

Mrs. Carrie Isaac questioned the extent of the properties made subject to possible condemnation. Mrs. Cummings wanted to know when more redevelopment area would be established.

Mr. Jay Watkins, President of the Chamber of Commerce, stated that the Chamber of Commerce supports the project as it is here presented, but urges that the Council proceed with the core redevelopment and not be delayed by controversial matters.

Mr. David Thomas of 6902 Bridgetown, Huntington Beach, stated that in the past nine years, his firm, Smart & Final, has been relocated as a result of redevelopment, in nine different cities. He emphasized that in no instance was the company hurt in any way; that the locations were generally better after relocation and represented better investments. He wished Council all success in their project.

Mr. Don Poe, representing the Elks Club, briefly addressed Council. Mr. Fred Thacker of 821 Church Street and Mr. Jack Noack of 1123 Alta Street also spoke on the matter.

Mr. Ishmael Soto of 1003 Calhoun repeated that the 231 homeowners did not want to be included in the project and asked why the Council would not delete them from the present plan. The Council pleaded with Mr. Soto to understand their reasons for urging inclusion of this residential area of the northside in this project; but Mr. Soto was adamant.

Mr. Jose Danny Martinez reiterated his statement that the residents did not wish to be included in this plan at this time. He also made a plea for future aid for the northside.

Mayor Cummings stated that he intended to vote to remove the northside from the Redevelopment Map even though he had made tremendous efforts to put this project together because he firmly believed it would benefit the northside, and he stressed that under this proposal if federal funds again become available, there may not be city monies to match them, at least not monies from the Core Development Project.

Mr. Jose Danny Martinez said: "Let us take our loss, we definitely want out. The boundary should be changed to Colton Avenue from Church Street to New York Street, up New York Street to Lugonia Avenue, over Lugonia Avenue to the original boundary."

Mr. Bill Crook of 405 West Olive Avenue, stated that he lived in a very old home and would like to have federal assistance in rehabilitating it and wondered why his area was not included in redevelopment.

Mr. Carl Doss pointed out to all in attendance that redevelopment has been studied for years and that though saddening, it is understandable that people do not comprehend the concept.

Councilman Sewall pleaded with the Council members to examine in their hearts what decision is best for the City of Redlands, and then he moved to adopt Ordinance No. 1500, which included the area north of Colton Avenue within the boundaries. Following a pause, Mayor Cummings stated that the motion died for lack of a second.

Councilman Knudsen then moved that the Council adjourn; refer the matter to the Planning Commission and Redevelopment Agency for consideration of

the new boundaries - Colton Avenue from Church Street to New York Street, New York extended to Lugonia Avenue, Lugonia Avenue to the original boundary, and continue the hearing to consider this matter at 7:00 P.M. on September 19, 1972, at this same location, Clock Auditorium. Motion seconded by Councilman Miller and carried by the following vote:

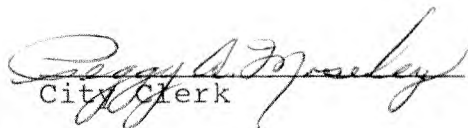
AYES: Councilmen Knudsen, Miller, Sewall, Mayor Cummings
NOES: None
ABSENT: Councilman DeMirjyn

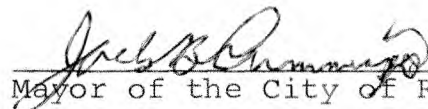
Councilman Sewall stated that he voted AYE for the reason that he wished to see the project go forward without delay.

No further business demanding attention, on motion, the Council adjourned at 10:10 P.M.

Next regular meeting, September 19, 1972.

ATTEST:


City Clerk


Mayor of the City of Redlands

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