

MINUTES

of a regular meeting of the Redevelopment Agency of the City of Redlands held in the Council Chambers, 212 Brookside Avenue, on November 20, 1973 at 2:00 P.M.

PRESENT

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

R. P. Merritt, Jr., Redevelopment Director
Edward F. Taylor, City Attorney
Peggy A. Moseley, Secretary
Erwin Hein, Redlands Daily Facts
Chuck Palmer, San Bernardino Sun

ABSENT

None

This meeting of the Redevelopment Agency was called for this time for the purpose of receiving from the Connor Consortium the latest report on the plan for redevelopment of the six-block parcel in downtown Redlands.

Mr. Howard E. Connor briefly addressed Council expressing satisfaction and optimism with the progress at this point and requesting the Agency to take the appropriate action toward condemnation to complete the needed land acquisition.

Mr. Ken Brown of Coldwell Banker briefly described the area, and the proposed uses within the present plan, and added the recommendation that the land north of Redlands Boulevard, between Eureka and Orange and the Southern Pacific Railroad tracks and the Boulevard, also be included in the Development area.

Mr. Brown explained that approximately 1/3 of the owners have signed option agreements and that many of the remaining ones require a declaration of condemnation. He added that he did not anticipate any owner requiring the completion of condemnation action.

Mr. Robert G. Bulot of Stone and Youngberg,

fiscal consultant to the City, stated that the project is financially attractive, viable and can be supported from the returns from the six-block project area. He added that the tax exempt bond market has not changed markedly, and that ultimately he believes funds will be available for use in other tax areas even before the bonds for this project are paid off.

Speaking with enthusiastic optimism for the project, the benefits to the downtown area particularly and to Redlands as a whole, were: Carl Doss, President, Chamber of Commerce; Stan Lichtenstein, President, Downtown Division of the Chamber of Commerce; Dr. Donald Wheeler, Superintendent of Schools; Ed Hales, Chairman, Planning Commission; W. Eugene Malone, Chairman, Board of Parking Place Commissioners; former Mayor Waldo Burroughs, and Bert Miller of the General Telephone Company.

Resolutions
Nos. 104
through 124

City Attorney Taylor presented and read the titles of Agency Resolutions Nos. 104 through 124, which resolutions declare the Agency's intention to commence condemnation proceedings. On motion of Dr. Miller, seconded by Mr. Knudsen, these resolutions were unanimously adopted by the Redevelopment Agency.

Mr. Merritt stated that the First American Title Company of San Bernardino has much expertise and experience through handling the San Bernardino redevelopment projects and recommended that the Agency contract with this firm to handle the title work on this project. On motion of Dr. Miller, seconded by Mr. Knudsen, a contract with American Title Company was unanimously approved, with the Acting Director authorized to sign in behalf of the Agency.

Project Area
Increased

On motion of Mr. Knudsen, seconded by Dr. Miller, the Project Area was increased to include the land north of Redlands Boulevard, between Eureka and Orange Streets, south of the Southern Pacific Railroad tracks, by a unanimous vote of the Agency.

Disclosures
of Interest

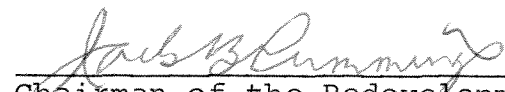
Mr. Merritt presented letters of disclosure of interest in property within the Redevelopment Area as required by Sections 33130 and 33130.5 of the Community Redevelopment Law, from Board of Parking Place Commissioners Richards and Malone, and from Attorneys Taylor, Smith and Brunick. On motion of Dr. Miller, seconded by Mr. Knudsen, these were accepted and ordered filed.

Chairman Cummings expressed great appreciation for the success and cooperation demonstrated throughout this project development; stated that this is truly a pilot program, perhaps a first for California; and added that he is delighted to have the opportunity to be a part of this momentous undertaking.

Following this, the Redevelopment Agency meeting was adjourned on motion.

ATTEST:


Secretary


Chairman of the Redevelopment
Agency