

MINUTES

of a regular meeting of the Redevelopment Agency of the City of Redlands held in the Council Chambers in the Edward F. Taylor Building, 212 Brookside Avenue, on February 5, 1985, at 3:00 P.M.

PRESENT

Tim Johnson, Vice Chairman  
Charles, G. DeMirjyn, Member  
Oddie J. Martinez, Jr., Member  
Richard N. Larsen, Member

John E. Holmes, Executive Director  
Derrill Quaschnick, Director  
Michael T. Riddell, Agency Attorney  
Lorrie Poyzer, Secretary  
Laura Wingard, Redlands Daily Facts  
Pat Brown, The Sun

ABSENT

Carole Beswick, Chairman

Minutes of the regular meeting of the Redevelopment Agency of the City of Redlands of January 15, 1985, were approved as submitted.

## Audit

On motion of Mr. Martinez, seconded by Mr. Larsen, the audit for fiscal year 1983-84 as prepared by Soren, Ahern, Christenson, Bartells, and Walloch, CPAs, was accepted and authorized filed by AYE votes of all present. It was noted that the audit format has been changed to conform with the guidelines of Governmental Accounting, Auditing, and Finance Reporting.

Casa Loma  
Project

Section  
202/8  
Senior  
Housing

It was recommended that the Redevelopment Agency approve a renewed application to Housing and Urban Development (HUD) for Section 202/8 financing for the 80-unit Casa Loma Senior Housing development. The City applied for Section 202/8 funding for this project in 1983 and 1984 to provide housing for low- and moderate-income senior citizens. The applications were both denied due to some technical flaws, even though the project passed the crucial design and locational criteria. Mr. Martinez moved to direct City and Agency staff to take the necessary actions in order to file an application in 1985 for the subsidized senior citizen housing. Motion seconded by Mr. Larsen and carried by AYE votes of all present.

Bid Call

Reservoir  
Canyon  
Drain

Public Works Director Donnelly reported that on June 7, 1983, the City Council approved an agreement with A.S.L. Consulting Engineers to provide engineering services for the design of the Reservoir Canyon Storm Drain. All engineering, including construction plans and specifications, have been completed. The project includes combining the Garden Street and Reservoir Canyon Drains at Palm Avenue and constructing a new box channel under Redlands Boulevard to 7th Street. Improvements to the existing Zanja Channel under Redlands Boulevard to Eureka Street will also be made. Mr. Larsen moved to authorize the Agency to advertise for the construction of the Reservoir Canyon Storm Drain. Motion seconded by Mr. Martinez and carried by AYE votes of all present.

Specific  
Plan  
No. 34

Mr. DeMirjyn stated that as had been reported in the newspaper, he intended to ask the Agency at this time to rescind the Specific Plan [No. 34]. He explained that we have a lot of people in the City who have dedicated a lot and contributed a lot to our City through thick and thin, that he would like to give these people some relief, and he knew if we had something concrete we would have their cooperation. He pleaded with his fellow Agency members to not move too fast on this matter, and moved to direct the Agency to recommend that the City Council reconsider their action on the Specific Plan [No. 34]. Mr. Martinez seconded the motion as he was willing to entertain discussion on alternatives. Following brief discussion, the motion failed by the following vote:

AYES: Mr. DeMirjyn  
NOES: Messrs. Johnson, Martinez, Larsen  
ABSENT: Mrs. Beswick

Industrial  
Park

Mr. Larsen stated he concurred with some of Mr. DeMirjyn's thoughts that we need to do something for these people, and felt we should have a commercial/industrial area because these people are providing jobs and are an asset to our community. In order to help these people relocate and plan for the future, Mr. Larsen moved to direct the Redevelopment Agency Advisory Commission to study the creation of an industrial park within the Redevelopment Area, see if we need to modify boundaries of the Area, and look at the tax situation for some of these businesses as there are some provisions under Redevelopment law that will protect them. Mr. Martinez seconded the motion.

area, contains a parcel of land not owned by Redlands Properties. The partnership attempted to purchase the parcel directly, but was unable to do so and approached the Agency for assistance in the site assembly.

Since Redlands Properties has unsuccessfully negotiated acquisition of the property, it is necessary for the Redevelopment Agency to consider a Disposition and Development Agreement wherein the Agency would acquire the site and in turn resell the site to the developers. The terms of this Disposition and Development Agreement (DDA) call for the Redevelopment Agency to acquire the site, relocate the existing tenants and to clear the site of its existing improvements. The Redevelopment Agency may have to use its powers of eminent domain in order to fulfill its responsibilities within the proposed agreement. The owners' responsibilities are to acquire the site from the Redevelopment Agency and to install the improvements as proposed.

The sale "price" to Redlands Properties would be the Redevelopment Agency's cost for acquisition. The Redevelopment Agency would bear the cost of the site clearance, relocation and condemnation which is estimated to be \$10,000, but in no case would be greater than \$15,000.

A joint public hearing of the City Council and the Redevelopment Agency of the City of Redlands was advertised for this time and place to consider, for the purposes of redevelopment as a commercial retail center, the disposition of certain real property located in the southeast portion of the City of Redlands (known as 320 West State Street), and also described as follows: That certain real property situated in the City of Redlands, County of San Bernardino, State of California, described as Lot 5, Block 2, and the east 2.5 feet of the south 60 feet of Lot 6, Block 2, Redlands Town Plat as recorded in Map Book 5, Page 10, Official Records of said County. Mayor Beswick declared the meeting open as a public hearing for any questions or comments concerning this matter. None being forthcoming, the public hearing was declared closed.

State Street  
Retail Center  
Disposition and  
Development  
Agreement

Mr. Martinez moved to authorize the Chairman of the Redevelopment Agency of the City of Redlands to execute the proposed State Street Retail Center Disposition and Development Agreement. Motion seconded by Mr. Larsen and carried by AYE votes of all present. (Also see City Council minutes of February 19, 1985.)

Eminent  
Domain  
Acquisition

Mr. Quaschnick reported that since the Redevelopment Agency has unsuccessfully negotiated acquisition of the real property located at 320 West State Street, it is necessary for the Redevelopment Agency to consider use of its powers of eminent domain by giving the owners of the property an opportunity to appear before the Redevelopment Agency to be heard on the acquisition of the property through eminent domain. Resolution No. 171, adopted on January 15, 1985, requires that all persons whose property is to be acquired by eminent domain shall be given a reasonable opportunity to appear and be heard on the following matters: (a) whether the public interest and necessity require the project; (b) whether the project is planned

or located in the manner that will be most compatible with the greatest public good and the least private injury; and (c) whether the property sought to be acquired is necessary for the project.

Chairman Beswick declared the meeting open as a public hearing. No one wishing to speak, the public hearing was declared closed. No further action was taken at this meeting.

#### Acquisition of Property

340 Stuart  
Avenue

The property at 340 Stuart Avenue has been offered for sale to the Redevelopment Agency and had been previously offered on the open market for \$147,000.00. An appraisal of the fair market value of the parcels estimates the value at \$140,000.00. An offer of the Agency's appraisal value has been accepted subject to the following conditions:

1. Twenty percent (20%) down payment (\$28,000.00)
2. Balance in five (5) equal annual installments
3. Interest to be nine percent (9%) tax exempt interest
4. The Agency to furnish a letter stating that in the event negotiations for the acquisition of the property cannot be reached, it is the Agency's intent to condemn subject property.

Mr. Martinez moved to authorize Agency staff to proceed with the acquisition of property located at 340 Stuart Avenue, Parcel Nos. 169-152-45, 46, 47, and 48 for \$140,000.00. Mr. Larsen seconded the motion which carried by AYE votes of all present.

Mr. Quaschnick distributed a revised schedule for the Phase I Public Improvements for State Street and Orange Street to Redlands Boulevard. It was noted that future contracts will contain liquidating damage clauses, and it is hoped that future deadlines will be met by our contractors.

#### Facade Participation

Wilson  
Jewelers

The Redevelopment Advisory Commission and staff recommended that the Agency approve participation in the 20 East State Street (Wilson Jewelers) facade improvements at 35 percent of the actual cost but not to exceed \$2,000.00. Mr. Larsen moved to approve the recommended facade participation for 20 East State Street. Motion seconded by Mr. Martinez and carried by AYE votes of all present.

#### Facade Participation

Thana's  
Fashion  
Shop

The Redevelopment Advisory Commission and staff recommended that the Agency approve participation in the 6 East State Street (Thana's Fashion Shop) facade improvements at 25 percent of the actual cost, but not to exceed \$275.00. Mr. DeMirjyn moved to approve the recommended facade participation for 6 East State Street. Motion seconded by Mr. Martinez and carried by AYE votes of all present.

Mr. Martinez left the chambers at 4:00 P.M.

#### Industrial Park Concept

Mr. Larsen reported he had met with Mr. Quaschnick to discuss the industrial park concept and felt it would be wise to have legal counsel advise us on the best possible method to pursue the industrial park under Redevelopment law. It was agreed that someone from

Best, Best & Krieger would attend a Redevelopment Advisory Commission meeting and that Agency members could also attend.

Mrs. Beswick briefly reported on the meeting in Monterey which she attended with Betty Crosby and Suzanne McIntyre.

Mr. DeMirjyn suggested the Redevelopment Agency Director contact Omnitrans for information regarding financing of transportation centers as there may be funds available for our use.

There being no further business, the meeting adjourned at 4:10 P.M.

Next regular meeting, March 5, 1985.

  
Chairman, Redevelopment Agency

ATTEST:

  
Secretary

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