

MINUTES

of a regular meeting of the Redevelopment Agency of the City of Redlands held in the Council Chambers, 212 Brookside Avenue, on October 15, 1985, at 4:07 P.M.

PRESENT

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

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

ABSENT

None

Minutes of the regular meeting of October 1, 1985, were approved as submitted.

Citrus Village  
Redevelopment  
Project

Mr. Quaschnick reported that Westar Associates have purchased the southerly half of the Citrus Village Shopping Center. In order to accomplish their objective of completing renovating and revitalizing the center, the creation of a new redevelopment project is being considered. He presented a proposed consultant services contract with Urban Futures, Inc. to accomplish the primary tasks of the preparation of an EIR, Redevelopment Plan, and Specific Plan. Larry Wormser, Chairman of the Redevelopment Advisory Commission, stated the Commission recommended denial of this request as they felt that expanding the Redevelopment Area would weaken the Redevelopment Agency and that the Agency should not become involved in a dispute between two owners. Mr. Larsen stated he wanted more information and time to look at alternatives and the neighborhood concerns, and moved to continue the matter for three weeks. Motion seconded by Councilman Martinez and carried by the following vote:

AYES: Messrs. Johnson, Martinez, Larsen;  
Chairman Beswick

NOES: Mr. DeMirjyn (who did not wish to expand the Redevelopment Area and saw no reason to continue the matter)

Policy  
Guidelines

Mr. Quaschnick reported that as a result of the study session held on July 30, 1985, the Redevelopment Policy Guidelines has been prepared complying the policy issues discussed plus mapping to identify areas recommended as priority development activity area, priority public improvement area, and priority property acquisition area. Mr. Larsen moved to adopt the Redevelopment Policy Guidelines as presented. Motion seconded by Mr. Martinez and carried unanimously.

Property  
Acquisition

Mr. Johnson moved to table until November 19, 1985, authorization for property acquisition until further information was received regarding relocation benefits and condemnation. Motion seconded by Mr. Martinez and carried unanimously. Later in the meeting, Agency members agreed to reconsider acquisition of Parcel No. 169-241-13 located at 401 East Stuart Street, as there was not a tenant involved in this estate sale. Mr. Larsen moved to authorize the Agency staff to purchase Parcel No. 169-241-13 and to hold a closed session to discuss the financial arrangements. Motion seconded by Mr. DeMirjyn and carried unanimously.

Resolution  
No. 179

Coast Plaza

Resolution No. 179, a resolution of the Redevelopment Agency of the City of Redlands amending the Inducement Resolution (No. 178 adopted July 16, 1985) approving the installment sale financing of a commercial project (Kavanaugh Enterprises), was unanimously adopted on motion of Mr. Larsen, seconded by Mr. DeMirjyn.

Facade  
Participation

Mr. Larsen moved to approve the recommended facade participation for Underpinnings located at 14-16 East State Street as follows:

Awning and Sign  
(35% of estimated \$1,200)

Not to Exceed  
420

Building Improvements  
(35% of estimated \$3,000)

\$1,050

Motion seconded by Mr. DeMirjyn and carried unanimously.

Casa Loma  
Senior  
Housing  
Loan

Mr. Quaschnick reported that no HUD funds for the Casa Loma senior housing development will be released until all documents have been completed to HUD's satisfaction. Therefore, all architectural, engineering and other consulting services that are eligible for HUD funding must be advanced or loaned to the project until all documents are completed and approved. The \$40,000 requested will be used for the following:

Non-Reimbursable Expenses

Topographic Survey and parcel map	\$11,000	
Fees and permits	<u>1,500</u>	\$12,500

Reimbursable Expenses

Architecture and engineering	\$20,000	
Housing consultant	<u>7,500</u>	\$27,500
		<u>\$40,000</u>

Mr. DeMirjyn moved to authorize the Agency advancing \$40,000 to Redlands Senior Housing and to authorize execution of a loan agreement subject to receiving written confirmation from HUD of project funding with the understanding the HUD eligible costs will be reimbursed by ABHOW. Motion seconded by Mr. Larsen and approved unanimously.

Funds  
Alley  
Resurfacings

Mr. Quaschnick reported that the six alleys in the downtown project area can be resurfaced at a cost of \$12,000. Mr. Johnson moved to authorize this expenditure, but cautioned staff to schedule the resurfacing of the alleys around the closure of State Street. Motion seconded by Mr. DeMirjyn and carried unanimously.

Construction  
Zone  
Infractions

Public Works Director Donnelly reported that the Public Works Commissioners expressed concern at their meeting Monday afternoon regarding safety in the construction zone. This morning an inspector from the Public Works Department, Ralph Hall, inspected the construction zone and listed the infractions which were mostly housekeeping matters. The contractor will be notified immediately and it is hoped he will comply; if not, the Public Works Department will proceed accordingly.

There being no further business, the Redevelopment Agency meeting recessed at 4:55 P.M. to a closed session to discuss acquisition of property by the Agency.

Next regular meeting, November 5, 1985.

  
Chairman, Redevelopment Agency

ATTEST:

  
Secretary

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