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MINUTES

of a regular meeting of the Redevelopment Agency of the City of Redlands held in the Council Chambers, 212 Brookside Avenue, on November 19, 1985, at 3:25 P.M.

PRESENT

Carole Beswick, Chairman
Tim Johnson, Vice Chairman
Charles G. DeMirjyn, Member
Richard N. Larsen, Member

John E. Holmes, Executive Director
Derrill Quaschnick, Agency Director
Dallas Holmes, Agency Attorney
Lorrie Poyzer, Secretary
Karen Nikos, Redlands Daily Facts
Howard E. Ellis, The Sun

ABSENT

Oddie J. Martinez, Jr., Member

Minutes of the regular meeting of November 5, 1985, were approved as submitted.

Fed Mart
Purchase

Mr. Larsen moved to approve the purchase of the Fed Mart property at the southwest corner of Pearl Avenue and Orange Street for a price of \$750,000.00 and authorized the Chairman to sign all documents necessary to complete the purchase. Motion seconded by Mr. Johnson and carried by the following vote:

AYES: Messrs. Johnson, Larsen; Chairman Beswick

NOES: Mr. DeMirjyn

ABSENT: Mr. Martinez

Facade
Assistance

A facade renovation is being proposed for 111 North Fifth Street that will be in keeping with the historic character of the building and as such qualify for the Agency's historic properties level of assistance. Mr. Larsen moved to approve the proposed facade assistance for 111 North Fifth Street at a cost not to exceed \$2,643.00. Motion seconded by Mr. DeMirjyn and carried by AYE votes of all present.

Phase I
Construction
Project

Mr. Wayne Bartlett, Terrain, Inc., assured everyone that the work will be completed on November 22, 1985, for the Phase I Construction Project downtown except from some small amenities such as the benches. Mrs. Beswick expressed frustration at having to go downtown daily to check on their work. Mr. Larsen expressed appreciation to Mrs. Beswick for her dedication on behalf of the Agency, but questioned why the entire project, including all amenities, would not be done by November 22.

Advisory
Commission

Mrs. Beswick noted that Laurence Wormser has submitted his resignation from the Redevelopment Advisory Commission effective December 2, 1985, as his wife will take office as a Councilmember/Agency Board member on December 3, 1985. Mrs. Beswick suggested reducing the membership on the Advisory Commission to seven by attrition. Mr. Larsen supported this idea, and Attorney Holmes was directed to prepare a resolution to implement this.

Mr. DeMirjyn suggested implementing a concept to relocate old residences on Eureka Street between the freeway and the railroad tracks. Mr. Larsen stated he has supported this concept for some time, and Mr. Quaschnick was directed to keep that in mind for future discussion.

Several people attended a conference last week regarding hotel locations and suggested a study session with members of the Advisory Commission regarding this matter. Mr. Larsen suggested establishing a committee for advance study and stated he would be willing to work with such a committee.

Coast
Savings
Plaza
Project

Joint public hearings were advertised for this time and place for the following: consideration by the City Council of a proposal by Downtown Development (Coast Savings Plaza Project) for Certificates of Participation financing and the issuance of Industrial Development Revenue Bonds by the Redevelopment Agency; and consideration by the Redevelopment Agency of acquisition and disposition of property located on Orange Street, south of the Santa Fe Railroad Station. Acting as Mayor of the City of Redlands and as Chairman

of the Redevelopment Agency Board, Mrs. Beswick declared the meeting open as a public hearing for any questions or comments concerning these matters. None being forthcoming, the public hearing was continued to December 3, 1985, at 7:00 P.M. for consideration of the Disposition and Development Agreement. (Also see City Council minutes of November 19, 1985.)

Resolution
No. 184

Mr. DeMirjyn moved to adopt Resolution No. 184, a resolution of the Redevelopment Agency of the City of Redlands approving the acquisition and disposition of certain property pursuant to certain installment sale agreement for property located within the Redlands Redevelopment Project Area pursuant to Health and Safety Code Section 33431 (Coast Savings Plaza Project). Motion seconded by Mr. Larsen and carried by AYE votes of all present.

Resolution
No. 185

Mr. Larsen moved to adopt Resolution No. 185, a resolution of the Redevelopment Agency of the City of Redlands approving various documents as to form, and authorizing the execution and delivery thereof with regard to the issuance of \$3,500,000 principal amount of its Certificates of Participation (Coast Savings Plaza Project). Motion seconded by Mr. DeMirjyn and carried by AYE votes of all present.

Resolution
No. 186

Mr. DeMirjyn moved to adopt Resolution No. 186, a resolution of the Redevelopment Agency of the City of Redlands declaring its election to have the \$10,000,000 limitation of Section 103(b)(6)(D) of the Internal Revenue Code of 1954, as amended, applied to the issuance of its Certificates of Participation for a project to be acquired by Downtown Development and directing that a statement of such election be filed with the District Director of the Internal Revenue Service forthwith. Motion seconded by Mr. Larsen and carried by AYE votes of all present.

Purchase
Offer

Mr. Larsen moved to authorize staff to make an offer of just compensation for Assessor's Parcel Nos. 169-292-12 and 169-292-17 based upon the appraised value of this property to Southern Pacific, owner of record. Motion seconded by Mr. Johnson and carried by AYE votes of all present.

There being no further business, the meeting adjourned at 4:00 P.M.

Next regular meeting, December 3, 1985.


Chairman, Redevelopment Agency

ATTEST:


Secretary

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