

MINUTES

of a regular meeting of the Redevelopment Agency of the City of Redlands held in the Council Chambers, 212 Brookside Avenue, on December 17, 1985, at 3:45 P.M.

PRESENT

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

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

ABSENT

None

Minutes of the regular meetings of November 19, 1985, and December 3, 1985, were approved as submitted.

Resolution
 No. 189

AB 265

Resolution No. 189, a resolution of the Redevelopment Agency of the City of Redlands approving or reapproving certain existing public and private projects, programs, and activities intended to be implemented in connection with the Redlands Redevelopment Project, as required by State Assembly Bill 265, was unanimously adopted on motion of Mr. Larsen, seconded by Mrs. Wormser.

Flag
Brackets

Mr. Larsen moved to approve \$4,745 for the manufacture and installation of 64 flag brackets subject to the following conditions:

1. Shop drawings are to be acceptable to staff;
2. Approval to use the brackets is to be at the discretion of the City or Agency via a procedure similar to the City's banner policy; and
3. The installation of the brackets is not to be viewed as a commitment of the B.I.D., Town Center, or the City or Agency to fund the Lions project.

The motion was seconded by Mr. DeMirjyn and carried unanimously.

Resolution
No. 190

Mr. Johnson moved to adopt Resolution No. 190, a resolution of the Redevelopment Agency of the City of Redlands setting hearing (January 7, 1986, at 3:00 P.M.) regarding acquisition of real property located at 320 West State Street, Redlands, by eminent domain and providing notice of hearing thereon. Motion seconded by Mr. Larsen and carried unanimously.

Eminent
Domain
Hearing

Appraisal
and Just
Compensation

On October 19, 1984, pursuant to Agency authorization, an appraisal on the property located at 320 West State Street was made at the then established just compensation value of \$37,500. On February 12, 1985, Mr. Quintana accepted a purchase offer of \$52,500. Pursuant to the accepted offer, the Agency authorized the execution of a Disposition and Development Agreement and assumed the purchase agreement; the Zanja Channel has been improved and enclosed; and the residential tenant has been relocated. To date the seller refuses to sign escrow instructions and it appears the Agency must consider condemnation as an alternative. Because of the time that has elapsed since the first appraisal, a reappraisal has been performed and a value of \$46,500 established. The seller has been informed of this updated appraisal value. Mr. Larsen moved to approve the updated appraisal for property located at 320 West State Street and to establish just compensation as \$46,500. Motion seconded by Mr. DeMirjyn and carried unanimously.

Consultant
Services
Contract

Mr. Larsen moved to authorize execution of the proposed consultant services contract with Urban Futures, Inc. to perform a study of the proposed redevelopment area (Project No. 2 - East Redlands Redevelopment Area), subject to review by the City Attorney, and with the understanding this action was not to be construed as a commitment. Motion seconded by Mr. Johnson and carried by the following vote:

AYES: Members Larsen, Johnson; Chairman Beswick

NOES: Member DeMirjyn

ABSTAIN: Member Wormser

State
Street
Landscaping

Mr. Quaschnick explained that Phase I plans require the landscaping located around the Indian Laurel trees to be surfaced with split-face curb stones retrieved from the streets as new concrete curbs were being installed. However, the quantity of stones retrieved were not adequate to completely surface the areas intended and as a result the treatment appears incomplete. It is recommended by the Redevelopment Advisory Commission that all stones be removed

to the City's storage area for recycling as needed or saved for future landscape features. Mr. Larsen moved to remove the split face curb stones from the landscape areas of Phase I improvements as recommended. Motion seconded by Mr. Johnson and carried unanimously.

Miscellaneous Mr. DeMirjyn suggested landscaping the parking lot behind Carlson's Hardware with orange trees. Agency members concurred that less wattage bulbs in the lower light standards in downtown were acceptable. Mr. Larsen suggested staff study and report back the feasibility of permanent twinkle lights in the Indian Laurel trees. Mr. DeMirjyn questioned why parking on the east side of Orange Street between Citrus Avenue and State Street was not accomplished during the recent construction work. Agency members asked staff to schedule Mr. Don Leonard's request to reopen a driveway on his property on the next agenda.

The Redevelopment Agency meeting recessed at 4:35 P.M. and reconvened at 7:37 P.M.

Pacific Savings Bank Project A joint public hearing was advertised for this time and place to consider acquisition and sale of real property for PSB (Pacific Savings Bank) Realty Corporation Development. Mayor Beswick declared the meeting open as a public hearing and immediately continued said public hearing to January 21, 1986, at 3:00 P.M. as the documentation had not been completed in time for this meeting.

Hotel Study Mr. Larsen directed staff to investigate contracting with Laventhal & Horwath (L & H), Certified Public Accountants, San Francisco, for a hotel study and review of the City's administrative procedures for approval of such a project. Motion seconded by Mrs. Wormser and carried by the following vote:
AYES: Members Larsen, Johnson, Wormser; Chairman Beswick
NOES: Member DeMirjyn

Specific Plan Mr. Larsen strongly suggested proceeding with RFP's (Requests for Proposals) for a specific plan for the area north of Stuart Street between Eureka and Pearl Streets.


Depot Project Agency members demanded a close to the negotiations regarding the Santa Fe Depot project with a report at the next Agency meeting.

There being no further business, the meeting was adjourned at 8:00 P.M.

Next regular meeting, January 7, 1986.

ATTEST:


Chairman, Redevelopment Agency


Secretary