

MINUTES

of a regular meeting of the Redevelopment Agency of the City of Redlands held in the Council Chambers, 212 Brookside Avenue on May 20, 1986, at 3:30 P.M.

PRESENT

Carole Beswick, 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  
John de Leon, The Sun

ABSENT

Richard N. Larsen, Vice Chairman

Minutes of the regular meeting of May 6, 1986, were approved as submitted.

JOINT PUBLIC HEARING

Coast  
Plaza  
Project

A joint public hearing was advertised for this time and place to consider for the purposes of redevelopment as a commercial development the disposition of certain real property located in the northwest quadrant of the central business district of the City of Redlands known as San Bernardino County Assessor's Parcel No. 169-292-12 (Coast Plaza Project). Mayor/Chairman Beswick declared the meeting open as a public hearing for any questions or comments regarding this matter.

Mr. Ken King, engineer for Mr. Kavanaugh, expressed dissatisfaction with the negotiations with the Agency citing the purchase price of the flood control right of way and the Shoppers Lane infringement. It was noted Mr. Kavanaugh signed the agreement earlier. There being no further comments, the public hearing was declared closed.

Council/Agency members discussed incentives for early completion of this project. Councilmember Wormser moved for the City Council to approve the Disposition and Development Agreement for the Coast Plaza project with a completion incentive as follows: Incentive to complete construction by November 15, 1986: \$45,000.00; less \$1,000.00 per day up to November 30, 1986. Motion seconded by Councilmember Johnson and carried by AYE votes of all present.

Mrs. Wormser moved for the Agency to authorize execution of the proposed Coast Plaza Disposition and Development Agreement with a completion incentive as follows: Incentive to complete construction by November 15, 1986: \$45,000.00; less \$1,000.00 per day up to November 30, 1986. Motion seconded by Mr. DeMirjyn and carried by AYE votes of all present.

The Redevelopment Agency meeting recessed at 4:00 P.M. to a closed session for the purpose of discussing matters covered by attorney/client privilege. The meeting reconvened at 8:40 P.M.

PSB  
Project  
Delayed

Chairman Beswick reviewed the meeting she, Mrs. Wormser and members of staff attended last Wednesday with a number of property owners and citizens regarding the Pacific Savings Bank Project and the Phase II Street Improvements. In order to allow additional time for public discussion and give the Agency the opportunity to review some of the underlying policy decisions, Mr. Johnson moved to direct the Agency staff to delay the Pacific Savings Bank project and any property acquisitions or contractual obligations that lead to property acquisitions for at least thirty days, and to request the Pacific Savings Bank's concurrence in amending the schedule of performance in the Disposition and Development Agreement. Motion seconded by Mrs. Wormser and carried by AYE votes of all present. Representing Pacific Savings Bank, Mark Letter indicated he had been dealing with Albertson's Market in good faith with that document and that he must have their concurrence too. He thought that thirty days would be acceptable, but that any more would be questionable.

Model

Responding to one of the ideas resulting from last week's meeting, Mr. Johnson moved to authorize a professional services contract with Leon Armantrout to provide a town planning model for Areas A, B, C, and D for a total cost of \$26,400.00. Motion seconded by Mrs. Wormser and carried by AYE votes of all present. It was noted that the SOS Committee had provided a \$1,000.00 deposit towards the model.

Office

Chairman Beswick announced that a part-time Redevelopment Office will be located at 411 Orange Street and staff members will be available to answer questions at specified hours. She thanked Mr. Armantrout for making this space available in his building. Mr. Quaschnick indicated other goals were to provide a bilingual relocation summary and to look into a relocation benefit such as rent subsidy.

Hazardous  
Waste

Agency members discussed who should be responsible for clean up of any hazardous waste on property, and on motion of Mr. Johnson, seconded by Mrs. Wormser, concurred that the Agency will not impose the cost of any legally required hazardous material clean up on sellers of property or conveyors of property to the Agency.

Public  
Participation

Speaking from the large audience in attendance were: Curtiss B. Allen, Sr., 305 Myrtle Street, read a statement with nine points which he felt would restore the balance between the will of the people, the law of the land, and the rights of the property owner. Diane Christensen, member of the SOS Committee, thanked the Agency for their actions this evening and also asked for complete reports on all activities and notification of all meetings held with developers and consultants. Henry Van Mouwerik, 232 Summit

Avenue, commended those involved in the downtown projects and asked that the program not be shelved. Louis Fletcher applauded the Agency for their actions tonight and asked that every effort be made to integrate the area and make a big viable central business area. Jim Ver Steeg, 500 Orange Street, stated he was not against redevelopment but wanted fair treatment. He felt the appraisals were based on 1960 prices and asked for civil rights information, bilingual materials, and from the Code of Civil Procedures information regarding eminent domain.

Property  
Acquisitions  
Tabled

Mr. Johnson moved to table action on the following property acquisitions listed on the agenda: 515 North Fifth Street, 105-109 East High Street, 102-116 East High Street, 401-409 North Fifth Street, 416-418 North Orange Street, and 500 North Orange Street. Motion seconded by Mr. DeMirjyn and carried by AYE votes of all present.

Facade  
Assistance


John Litchmann & Associates, owners of property located at 14-16 East State Street, has requested increased facade assistance. The Redevelopment Advisory Commission voted to decline the request since the initial approval was clearly awarded on a "not-to-exceed" basis and that the Agency participation in funding this cost overrun would set an unwise precedent for the future administration of the program. Mrs. Wormser moved to deny this request based on the recommendation of the Advisory Commission. Motion seconded by Mr. Johnson and carried by AYE votes of all present.

There being no further business, the meeting adjourned at 9:55 P.M.

Next regular meeting, June 3, 1986.

  
Chairman, Redevelopment Agency

ATTEST:

  
Secretary

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