MINUTES of a regular meeting of the Redevelopment Agency of the City of Redlands held in the Council Chambers, 212 Brookside Avenue, on January 21, 1986, at 4:17 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
Denice Rios, The Sun

ABSENT None

Minutes of the regular meeting of January 7, 1986, were approved as submitted.

JOINT PUBLIC HEARING - Redevelopment Agency and City Council

Pacific Savings Bank Project

A joint public hearing was continued to this time and place to consider acquisition and sale of real property for PSB (Pacific Savings Bank) Realty Corporation Development. Chairman/Mayor Beswick declared the meeting open as a public hearing. Attorney John Brown, Best, Best & Krieger, explained the reason for the delays. Board members directed that property owners be notified of this public hearing and business license holders in the area. Mr. Larsen moved to continue this public hearing to February 18, 1986, at 3:00 P.M. Motion seconded by Mr. Johnson and carried unanimously.

Audit

Mr. DeMirjyn moved to accept and file the 1984-85 Redevelopment Agency audit as prepared by Soren, Ahern, Christenson, Bartells, and Walloch, Certified Public Accountants. Motion seconded by Mr. Larsen and carried unanimously.

Liability Insurance

Mr. Johnson moved to direct staff to report back with an agreement with the City of Redlands regarding the Redevelopment Agency's fair share of the cost of liability insurance. Motion seconded by Mr. Larsen and carried unanimously.

Casa Loma Senior Housing Project

Mr. Quaschnick reported that pursuant to HUD's approval of the Casa Loma Senior Housing project (located on the southwest corner of Fern Avenue and Redlands Boulevard) last fall, the project consultants have been working to complete final documents for HUD submission and approval. A letter from Shelter Ventures dated January 10, 1986, summarized the status of the project as well as requests to be considered by the Agency at this time.

Mr. Johnson moved to approve the requested expansion of the site from 74,600 square feet to 85,889 square feet as recommended by the Redevelopment Advisory Commission. Motion seconded by Mr. Larsen and carried unanimously.

Mr. Johnson moved to direct staff to work with the Redevelopment Advisory Commission to recommend to the Agency what the not-to-exceed limit should be. Motion seconded by Mr. Larsen and carried unanimously.

Equity Position

Mr. Johnson noted that the Redevelopment Advisory Commission has asked about the Agency acquiring an equity position in this project, and moved to direct that question to the Agency's attorney and requested a report to the commission with that response. Mr. Larsen seconded the motion which carried unanimously.

Phase I Contractor

Agency members again complained about the contractor of the Phase I Redevelopment Project. Mr. Larsen noted the contractor promised to complete the project by November 7, 1985. Mrs. Beswick stated their word was worthless. Acting Public Works Director Mutter explained what was involved in the "baby-sitting" job of constantly monitoring the work and that a list of seventeen items has been given to the contractor that must be done before the City will make its final inspection. Mr. Larsen moved to direct the Agency Executive Director to coordinate staff to see what progress on the list of seventeen items to be done has been made in one week, and if no progress has been made that we initiate action with his bonding company to let them know that we are starting to pursue a claim. Motion seconded by Mrs. Beswick and carried unanimously.

The Redevelopment Agency meeting recessed at 5:10 P.M. to a closed session for the purpose of discussing matters covered by attorney/client privilege with no report expected.

Next regular meeting, February 4, 1986.

Carole Beswick
Chairman, Redevelopment Agency

ATTEST:

Jouni Poyzer
Secretary

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