MINUTES of a regular meeting of the Redevelopment Agency of the City of Redlands held in the Council Chambers, 212 Brookside Avenue, on February 18, 1986, at 4:16 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
John Brown, Agency Attorney
Lorrie Poyzer, Secretary
Karen Nikos, Redlands Daily Facts
John DeLeon, The Sun

ABSENT

Richard N. Larsen, Vice Chairman

Minutes of the regular meeting of February 4, 1986, were approved as submtited.

JOINT PUBLIC HEARING, CITY COUNCIL AND REDEVELOPMENT AGENCY

Pacific Savings Bank Project

A joint public hearing was continued to this time and place to consider for the purposes of redevelopment as a commercial development the disposition of certain real property located in the northeast quadrant of the central business district of the City of Redlands for Pacific Savings Bank Realty Corporation. Officials from Pacific Savings Bank reviewed the proposed project and presented slides. Agency Attorney John Brown explained the disposition and development agreement in detail. Redevelopment Director Quaschnick expained the acquisition process and noted that the Redevelopment Advisory Commission recommended last Friday to demolish the Cabin Craft building and rebuild as part of the proposed project. Chairman Beswick declared the meeting open for public comment. The following made statements and asked questions: Jody Catlin, Dave Velasco, Pam Aday, Jan Gustaffson, Jim Ver Steeg, Virginia Barnes, Chuck Berlingeri, Mrs. Berlingeri, John Moore, Art Gregory and Veda Fletcher. The lengthy public hearing was closed at 6:43 P.M. Agency Board Member DeMirjyn moved to approve the Disposition and Development Agreement for the Pacific Savings Bank Project. Motion seconded by Agency Board Member Wormser and carried by the following vote:

AYES: Members DeMirjyn, Wormser; Chairman Beswick
NOES: Member Johnson
ABSENT: Member Larsen

Agency Board Member DeMirjyn moved to authorize execution of the proposed Pacific Savings Bank Disposition and Development Agreement. Motion seconded by Agency Board Member Wormser and carried by the following vote:

AYES: Members DeMirjyn, Wormser; Chairman Beswick
NOES: Member Johnson
ABSENT: Member Larsen

The joint meeting of the City Council and the Redevelopment Agency recessed at 6:48 P.M. to a closed session for the purpose of discussing City Council matters covered by attorney/client privilege and pending litigation. In accordance with State law, the City Attorney prepared a confidential memo to Council providing justification for the closed session. The Redevelopment Agency reconvened at 7:57 P.M. and the City Council reconvened at 8:44 P.M. Mr. Johnson was not present when the Agency meeting reconvened.

Resolution No. 192

Compensation

Resolution No. 192, a resolution of the Redevelopment Agency of the City of Redlands implementing California Health and Safety Code Sections on Board Members expenses and setting compensation at $30.00 for each meeting attended, limited to four meetings per calendar month, was approved by AYE votes of all present.

Resolution No. 193

Resolution No. 193, regarding the Agency/Owner Participation Rules and Regulations, was withdrawn from the agenda and will be rescheduled for a later date.

Market Analysis

Director Quaschnick reported that Westar Associates have purchased the southerly half of the Citrus Village Shopping Center. In order to fully accomplish the major rehabilitation of the Center, they desire the Agency to consider establishing a new redevelopment project. Based on discussions with the Redevelopment Advisory Commission, it was determined to have a market analysis prepared which will answer a number of impact questions and will be beneficial to the Downtown Project. Urban Futures, Inc. is conducting the redevelopment work of the potential Project No. 2 and they were requested, under additional services of their contract, to prepare a scope of services and seek qualified firms to conduct the market analysis. Mr. DeMirjyn stated he did not intend to vote to include this Center in the Redevelopment Area; therefore, he would not support this recommendation.

Mrs. Wormser noted she also was not in favor of adding this Center to the Redevelopment Area but felt this information would be valuable for the Downtown Project. She then moved to authorize the approval of additional work by Urban Futures, Inc. utilizing the firm of Gobar and Associates, Inc. to conduct Project No. 2 and the Downtown Market Analysis. Motion seconded by Mrs. Beswick and carried by the following vote:

AYES: Board Members Beswick and Wormser
NOES: Board Member DeMirjyn
ABSENT: Board Members Johnson and Larsen

Mr. Johnson entered the Chambers at 8:12 P.M.

Facade Assistance Denied

Mrs. Wormser moved to deny the request for facade assistance for Computer Cafe located at 16 East State Street, since the applicant did not follow the Agency's procedure and applied for assistance after the improvements were underway. Motion seconded by Mr. Johnson and carried by AYE votes of all present.

Facade Assistance

Mrs. Wormser moved to approve facade assistance requests as follows:
1. 25 East State Street - Children's Carousel - not to exceed $780.50.
2. 24 East Redlands Boulevard - Tartan Restaurant - not to exceed $235.00.

Motion seconded by Mr. Johnson and carried by AYE votes of all present.

Phase I Status

Public Works Director Donnelly reported on the status as of February 12, 1986, of the 17 items to be completed by Terrain, Inc.; two of the items have been completed. He noted that it will take four working days to re-do the State Street paving.

The Agency recessed at 8:25 P.M. to a closed session for the purpose of consulting with the negotiator regarding the purchase of the Santa Fe Depot. The Agency meeting reconvened at 8:42 P.M.

Santa Fe Depot Project

See Clarification 3/18/86

Mrs. Wormser moved to request the seller to provide a 60-day extension of escrow for the acquisition of the Santa Fe Depot and Shoppers' Lane. Motion seconded by Mr. Johnson and carried by AYE votes of all present.

There being no further business, the Redevelopment Agency meeting adjourned at 8:44 P.M.

Next regular meeting, March 4, 1986.

Carole Beswick
Chairman, Redevelopment Agency

ATTEST:

Lorrie Poyzer
Secretary

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