

MINUTES

of a regular meeting of the Redevelopment Agency of the City of Redlands held in the Council Chambers, 212 Brookside Avenue, on March 18, 1986, at 3:38 P.M.

PRESENT

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

Dan Rodriguez, Acting Executive Director
Derrill Quaschnick, Agency Director
Michael T. Riddell, Agency Attorney
Lorrie Poyzer, Secretary
Karen Nikos, Redlands Daily Facts
John de Leon, The Sun

ABSENT

None

Minutes of the regular meeting of March 4, 1986, were approved as submitted.

Hotel
Feasibility
Study

Don St. Hilaire, Laventhol & Horwath, briefly explained his company's proposal to conduct a hotel feasibility study in Redlands. He noted that if it became apparent early in the game that it does not seem feasible, work on the study would be terminated. Following discussion, Mr. Larsen moved authorize execution of the proposed hotel feasibility study by Laventhol & Horwath at a cost not to exceed \$22,000. Motion seconded by Mrs. Wormser and carried by the following vote:

AYES: Members Larsen, Johnson, Wormser;
Chairman Beswick

NOES: Member DeMirjyn because he could not see using public money for this study.

Annual
Report

Mr. DeMirjyn moved to authorize staff to file the Redevelopment Agency of the City of Redlands Annual Report of Financial Transactions of Community Redevelopment Agency for fiscal year ended September 30, 1985, as required by Section 33080.1 of the California Health and Safety Code with the State Controller. Mr. Larsen seconded the motion which carried unanimously. It was noted the fixed asset figures were based on actual cost, not appraised value.

Property
Appraisals

Request for proposals for appraisals of the properties to be acquired within the Pacific Savings Bank project were sent to seven fee appraisers on February 8, 1986. One firm declined because of an existing work backlog; two firms did not respond. Proposals were received from:

<u>Firm</u>	<u>Delivery Time</u>	<u>Fee</u>
Interstate Appraisal	12-14 Weeks	\$25,250 Plus Data
Stafford Appraisal	10-14 Weeiss	48,500
Philip Sousa Real Estate Appraiser	10-20 Weeks	57.500
J. William Murphy and Associates	6-8 Weeks	65,000

The Redevelopment Advisory Commission recommended that the Agency select Stafford Appraisal Service at a cost of \$48,500 with a penalty clause of \$10,000 in the event work is not completed on the fourteenth week as proposed. Mr. Larsen questioned why the Commission changed the specifications after the bids were received and expressed his concern. Mr. DeMirjyn indicated his desire to award this contract to a local appraiser. Following discussion, Mr. Larsen moved to authorize a contract for appraisal of the properties to be acquired within the Pacific Savings Bank project to Stafford Appraisal, Redlands, in the amount of \$48,500.00. Motion seconded by Mr. DeMirjyn and carried unanimously.

Penalty
Clauses

The Agency members concurred that a penalty clause shall be included in all requests for contracts in the future.

Phase I
Project

Public Works Director Donnelly reviewed the status of the items to be completed for the Phase I Redevelopment Project and reported that the final inspection has been started including brick work done on private property. Duane Bartlett, Vice President of Terrain, Inc., was present for this meeting and presented a projected schedule of operations to complete the project. Mr. Johnson asked Mr. Bartlett about the notices of mechanic's liens received by several downtown merchants and angrily noted this was an act of gross bad faith on the part of the contractor and warned Mr. Bartlett that the Agency would direct proceeding with litigation against his company if any such liens were filed. Mrs. Beswick noted the City had been extremely patient with the contractor and that the contractor must be patient with our merchants who had suffered long and hard. Mrs. Wormser expressed her deep concern about the lack of any hazard warnings throughout the project.

Agency members concurred to authorize payments due on contract items, but sternly warned Mr. Bartlett that if any contract liens were filed, no further payments would be made, and asked that this matter be reviewed again at their next meeting.

Mr. Laurence Wormser, downtown property owner, angrily reported about his personal experience with the brick work done on private property which he felt was very poor quality. He also felt the holes left by the contractors bordered on "criminal negligence." He concluded noting he was ashamed of the work as he was partially responsible as a former member of the Redevelopment Advisory Commission.

Authorized Signatures

The Agency Board discussed establishing who would be authorized to sign documents on behalf of the Redevelopment Agency. Mr. Johnson moved that any two of the following officers were authorized to sign approved Redevelopment Agency transactions: the Chairman of the Board, the Vice Chairman of the Board, any member of the Board, the Executive Director, or the Agency Director, and said signatures to be attested to by the Agency Secretary or her/his appointed designee. Motion seconded by Mrs. Wormser and carried unanimously.

Mr. Larsen left the Chambers at 5:00 P.M.

Toxics Responsibility

The Agency Board asked the Agency Attorney to provide clarification regarding responsibility regarding toxics within condemned property.

Santa Fe Depot

Shoppers' Lane

Redevelopment Agency Director Quaschnick explained that a clarification was necessary regarding the minutes of the meeting held on February 18, 1986, pertaining to the acquisition of the Santa Fe Depot and Shoppers' Lane parcel subject to the seller providing at least a forty-five (45) day extension of escrow on the Santa Fe Depot parcel. Motion seconded by Mr. Johnson and carried by the following vote:

- AYES: Members DeMirjyn, Johnson, Wormser; Chairman Beswick
- NOES: None
- ABSENT: Member Larsen

The Redevelopment Agency meeting recessed at 5:05 P.M. to a closed session to discuss acquisition of real property with no report expected following the session.

Next regular meeting, April 1, 1986.

Attest:

Carole Beswick
Chairman, Redevelopment Agency

Gorrie Payne
Secretary