

MINUTES

of a regular meeting of the Redevelopment Agency of the City of Redlands held in the Council Chambers, 212 Brookside Avenue, on May 6, 1986, at 3:46 P.M.

PRESENT

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

John E. Holmes, Executive Director
 Derrill Quaschnick, Agency Director
 Ariel Calonne, Agency Attorney
 Lorrie Poyzer, Secretary
 Karen Nikos, Redlands Daily Facts
 John de Leon, The Sun

ABSENT

Tim Johnson, Member

Minutes of the regular meeting of April 15, 1986, were approved as submitted.

Mr. Quaschnick distributed summaries of the actions taken by the Redevelopment Advisory Commission at their meeting held on May 5, 1986.

Senior
 Housing
 Assistance

Mr. Quaschnick reported that based on previous discussions on the Casa Loma Senior Housing Project, the developers have indicated the design has been modified and cost estimated refined. The objective is to define the project budget before architectural and engineering

drawings are completed so that the Agency is not exposed to an open-ended liability and to allow the architect to make cost conscious decisions. Two alternative designs and cost and rent scenarios were provided by Shelter Ventures. Each was accompanied by cost estimates for the none HUD funded work items. Staff recommended that the Agency establish an assistance limit that is a combination of the alternatives. Ralph Bellnap, American Baptist Homes, and Hal Bremmer, architect, answered questions from Agency members.

Following discussion, on motion of Mr. Larsen, seconded by Mr. DeMirjyn, a not-to-exceed level of assistance for the Casa Loma Senior Housing development was established as follows:

Balconies, Patios, Facade, Building, Articulation	\$154,000
Tile Roof & Structural Work	24,000
Second Elevator	39,000
Off-Site Improvement	59,000
Architectural Fee for Non-Mortgagable Items (4.5% plus/minus)	12,500
Deposit for Future Amenity Maintenance (15% plus/minus)	42,000
Site Acquisition (Cost \$320,000 - Sale Price \$150,000)	170,000
	<u>\$500,500</u>

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| Property Acquisition | Mr. Larsen moved to approve the appraisal of the property located at 21 East High Avenue (Assessor's Parcel No. 169-211-27), establish just compensation as appraised, and authorize an offer to purchase the property. Motion seconded by Mr. DeMirjyn and carried by AYE votes of all present. |
| Property Acquisition | Mr. Larsen moved to approve the appraisal of the property located at 528 North Fifth Street (Assessor's Parcel No. 169-231-13), establish just compensation as appraised, and authorize an offer to purchase the property. Motion seconded by Mr. DeMirjyn and carried by AYE votes of all present. |
| Property Acquisition | Mr. Larsen moved to approve the appraisals of the properties located at 103 and 105 East Stuart Avenue (Assessor's Parcels Nos. 169-231-11 and 169-231-12), establish just compensation as appraised, and authorize an offer to purchase the properties. Motion seconded by Mr. DeMirjyn and carried by AYE votes of all present. |
| Property Acquisition | Mr. Larsen moved to approve the appraisals of the properties located at 111 and 113 East Stuart Avenue (Assessors Parcels Nos. 169-231-09 and 169-231-10), establish just compensation as appraised, and authorize an offer to purchase the properties. Motion seconded by Mr. DeMirjyn and carried by AYE votes of all present. |
| Property Acquisition | Mr. Larsen moved to approve the appraisal of the properties located on the northwest corner of Stuart Avenue and Sixth Street (Assessor's Parcels Nos. 169-231-07 and 169-231-08), establish just compensation as appraised, and authorize an offer to purchase the properties. Motion seconded by Mr. DeMirjyn and carried by AYE votes of all present. |

Phase II
Street
Improvements

Mr. Quaschnick reported that the Agency had approved proceeding with a second phase of street improvements on April 15, 1986. Staff and the project engineer re-examined the schedule to provide for adequate review of the documents by staff and the public, and because the scope of the work on Orange Street was significantly increased by including the east side, to make sure the construction did not extend into the Christmas shopping season. Following discussion, Mr. Larsen moved to approve the Phase II schedule modification as follows:

	Phase II-A Shoppers Lane	Phase II-B Orange Street
Bid Opening	8/22/86	11/20/86
Bid Award	9/2/86	12/16/86
Commence Construction	9/29/86	1/12/87
Complete Construction	12/31/86	7/15/87

Motion seconded by Mrs. Wormser and carried by the following vote:

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

Chairman Beswick asked the Public Works Department to review an incentive for early completion, the qualified bidder approach, and a liquidated contract.

Prior to acting on the Disposition and Development Agreement for the Santa Fe Depot, Mr. DeMirjyn stated he felt Scott Reynolds, one of the partners in this project, should not be on the Planning Commission because of a conflict of interest. Chairman Beswick retorted that just because someone was involved with the City did not mean they could not do business in Redlands. The other Agency members expressed their confidence that Mr. Reynolds and any official of the City would abstain from voting on matters in which there was a possible conflict of interest. Mr. DeMirjyn also wanted to finish the Albertson Market project and Phase I before starting any further projects downtown. He felt the Redevelopment Agency was empire building and wanted it to stop. The other Agency members disagreed with him and continued the meeting.

Santa Fe
Depot

Mrs. Wormser moved to approve the final terms and conditions of the Santa Fe Depot Disposition and Development Agreement as summarized in the staff report prepared by Mr. Quaschnick and to authorize execution of the agreement. Motion seconded by Mr. Larsen and carried by the following vote:
AYES: Members Larsen, Wormser; Chairman Beswick
NOES: Member DeMirjyn
ABSENT: Member Johnson

Hotel
Site
Planning

A draft of Laventhol & Horwath's lodging analysis was presented to Agency members prior to this meeting which indicated there appears to be sufficient demand potential by 1989 to support a moderately priced full-service lodging facility with City/Agency assistance. Following discussion, Mr. Larsen moved to terminate the feasibility contract with Laventhol & Horwath. Motion seconded by Mrs. Wormser and carried by AYE votes of all present.

Mr. Larsen moved to authorize the use of Laventhol & Horwath's services to advise the Agency as needed on hotel site planning and development issues and to refer for study to the Redevelopment Advisory Commission the cost, retainer, etc. Motion seconded by Mrs. Wormser and carried by the following vote:

AYES: Members Larsen, Wormser; Chairman Beswick

NOES: Member DeMirjyn

ABSENT: Member Johnson

Mr. Larsen introduced the newest member appointed to the Redevelopment Advisory Commission, Mr. Eugene Malone, who was present for this meeting.

A representative from Laventhol & Horwath introduced two visitors from Mainland China who were serving internships with Laventhol & Horwath.

The Redevelopment Agency meeting recessed at 4:20 P.M. to a closed session for the purpose of discussing pending litigation. In accordance with State law, the Agency attorney prepared a confidential memo providing justification for the closed session. No report was expected following the closed session.

Next regular meeting, May 20, 1986.


Chairman, Redevelopment Agency

Attest:


Secretary

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