MINUTES of a regular meeting of the Redevelopment Agency of the City of Redlands held in the Council Chambers, 212 Brookside Avenue, on August 5, 1986, at 4:55 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
Dallas Holmes, Agency Attorney
Derrill Quaschnick, Agency Director
John de Leon, The Sun
Kevin Chaffee, Redlands Daily Facts
Lorrie Poyzer, Agency Secretary

ABSENT

None

Chairman Beswick called the meeting to order and immediately recessed to a closed session for the purpose of discussing matters covered under attorney/client privilege. The meeting reconvened at 7:55 P.M.

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

Business Supplemental Payment Program

PSB Project

The Business Supplemental Payment Program presented at this time extends the benefits from one year to eighteen months, eliminates the distinction between businesses occupying space of less than, or more than 1,000 square feet; and, increases the maximum payment from $10,000.00 or $15,000.00 to $50,000.00. These changes were recommended by the Agency at their July 1, 1986, meeting. Jim Ver Steeg expressed his concerns and was assured that a workshop will be held so that businesses involved will fully understand the relocation process. Mrs. Wormser moved to adopt the Business Supplemental Payment Program, received July 25, 1986, as prepared by Pacific Relocation Consultants and John Cutler and Associates as part of the Relocation Guidelines for the Pacific Savings Bank Project. Motion seconded by Mr. Larsen and carried by the following vote:

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

Lost Rent Agreement

Mr. Larsen moved to approve a Lost Rent Agreement affecting 508 North Orange Street effective July 1, 1986, and authorized the appropriate Agency officials to execute same on behalf of the Agency. Motion seconded by Mrs. Wormser and carried unanimously. Director Quaschnick suggested that the Agency consider establishing a policy in the future to authorize staff to approve lost rent agreements rather than bringing them individually to an Agency meeting for action.

Schedule of Performance

PSB Project

Mrs. Wormser moved that the Disposition and Development Agreement, Exhibit C, Schedule of Performance, dated February 18, 1986, by and between the Redevelopment Agency of the City of Redlands and PSB Realty Corporation, be amended in accordance with Exhibit C as revised and appended as Schedule A, and that all departments, public and private agencies, etc. be apprised of the revised Schedule of Performance, and be requested to respond expeditiously when and where their interests are concerned. Motion seconded by Mr. Johnson and carried unanimously.

Mr. Louis Fletcher addressed the Agency and read from a prepared statement which is on file in the Agency Secretary's Office.

Resolution of Necessity

PSB Project

Mr. DeMirjyn moved that in accordance with the Memorandum from Counsel, dated July 22, 1986, and appended as Schedule A, the Resolution appended as Schedule B, be adopted thereby establishing that a public hearing shall be held at 7:00 P.M. on October 7, 1986, to consider a Resolution of Necessity relative to the PSB project site bounded generally by Pearl Avenue, Sixth Street, the A.T. & S.F. right-of-way, and Orange Street; and that the Notice of Hearing appended as Schedule C be immediately circularized by the Secretary to the owner or owners of property in the Project Site to which reference is made above as said owners' names and addresses appear on the last equalized County Assessment Roll. Motion seconded by Mrs. Wormser and carried by the following vote:

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

Contract

Off-Site Engineering

PSB Project

Mr. Johnson moved that the firm of JFD Associates, Inc. be retained to provide off-site engineering design services for the re-construction and widening of Pearl Avenue and Sixth Street; and the preparation of tentative and final Parcels Maps relative to and in conjunction with the PSB Project, in accordance with their written proposals dated July 22, 1986, and April 21, 1986, at a total cost not to exceed $15,300.00; and authorized that appropriate Agency officials execute a contract/agreement in respect of the services to which reference is made above. Motion seconded by Mrs. Wormser and carried unanimously.

Underground Utilities

PSB Project

Mr. Larsen moved that the Agency request Southern California Edison Company to concur in and proceed with plans to relocate underground the 12,000 volt and 66,000 volt transmission lines which run overhead between Eureka Street and the sub-station in the vicinity of Ninth Street and High Avenue, at an estimated gross cost of $989,000.00; and that the Agency agree to finance its share of the cost to which reference is made above, which share is presently estimated by Southern California Edison Company to be in the amount of $897,000.00. Motion seconded by Mr. DeMirjyn and carried unanimously.

Shoppers Lane Naming Contest	Mrs. Wormser moved to request that the local media assist the Agency in publicizing an open competition to recommend the name, or names, for the "Shoppers Lane" and that staff review all submissions received over a period of 60 days and forward a recommendation to the Agency through the Redevelopment Advisory Commission. Motion seconded by Mr. DeMirjyn and carried unanimously.
Senior Housing Project	Mrs. Wormser moved that the Redlands Senior Housing, Inc. be requested to reconsider the applicability or otherwise of the name "Casa Loma" relative to the project on Redlands Boulevard. Motion seconded by Mr. DeMirjyn and carried unanimously.
AB 265 Hearing	Mr. Larsen moved that the Agency hold a public hearing on August 26, 1986, at 3:00 P.M. in the Council Chambers to adopt a resolution pursuant to the provisions of AB 265 (Chapter 1135) and that a Notice of Hearing be published in the local newspaper; and that a copy of the draft resolution be forwarded to the Department of Housing and Community Development no less than ten days prior to the hearing. Motion seconded by Mrs. Wormser and carried unanimously.
Facade Assistance	Mr. Johnson moved to approve the following facade assistance: 109 East State Street, Sliger's Music Store, 35 percent of actual costs not to exceed $6,718.25. Motion seconded by Mr. DeMirjyn and carried unanimously.
Property Acquisition	Mr. Larsen moved to approve the settlement of the acquisition of the property located at 528 North Fifth Street for the sum of $30,000.00 and authorize execution of any and all documents necessary to complete the acquisition. Motion seconded by Mrs. Wormser and carried unanimously.
Property Acquisition	Mr. DeMirjyn moved to approve the settlement of the acquisition of the property located at 331-333 North Sixth Street for the sum of $262,000.00 and authorize the execution of any and all documents necessary to complete the acquisition. Motion seconded by Mrs. Wormser and carried unanimously.

There being no further business, the meeting adjourned at 8:50 P.M.

Next regular meeting, August 19, 1986.

Carole Beswick

Chairman, Redevelopment Agency

ATTEST:

Lorrie Poyzer

Secretary

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