MINUTES of a regular meeting of the Redevelopment Agency of the City of Redlands held in the Council Chambers, 212 Brookside Avenue, on March 17, 1987, at 4:15 P.M.

PRESENT

Carole Beswick, Chairman
Richard N. Larsen, Vice Chairman
Charles G. DeMirjyn, Member
Tim Johnson, Member
(afternoon session only)
Barbara C. Wormser, Member

John E. Holmes, Agency Director
Dallas Holmes, Agency Attorney
Stephanie K. Harlan, Agency Attorney
Dan Olivier, Agency Attorney
Derrill Quaschnick, Agency Director
Lorrie Poyzer, Agency Secretary
John de Leon, The Sun
Elaine Rankin, Redlands Daily Facts

ABSENT

None

Chairman Beswick called the meeting to order and immediately recessed to 7:00 P.M. or as soon after as City Council business permitted. The meeting reconvened at 8:20 P.M.

Minutes of the regular meeting of March 3, 1987, were approved as submitted.

JOINT PUBLIC HEARINGS

DDA

Ver Steeg Project

Joint public hearings were advertised for this time and place to consider for the purpose of redevelopment as a commercial building development, the acquisition and disposition of certain real property located at the southeast corner of Stuart Avenue and Seventh Street (Ver Steeg Project, DBA Franklin's Garage). Chairman Beswick declared the meeting open as a public hearing for any questions or comments concerning this matter. Jim Ver Steeg verified that the interest rate was 9.5 percent. There being no further comments, the public hearing was declared closed. Mr. Larsen moved to approve the Disposition and Development Agreement for the Ver Steeg Project and authorized the execution of the agreement on behalf of the Redevelopment Agency. Motion seconded by Mr. DeMirjyn and carried by AYE votes of all present. (Also see City Council minutes dated March 17, 1987.)

DDA Kramer Project	Joint public hearings were advertised for this time and place to consider for the purpose of redevelopment as a commercial building development, the acquisition and disposition of certain real property commonly known as 307 East Stuart Avenue (Kramer Project, DBA Kramer's Paint Shop). Chairman Beswick declared the meeting open as a public hearing for any questions or comments concerning this matter. None being forthcoming, the public hearing was declared closed. Mrs. Wormser moved to approve the Disposition and Development Agreement for the Kramer project and authorized the execution of the agreement on behalf of the Redevelopment Agency. Motion seconded by Mr. Larsen and carried by AYE votes of all present. (Also see City Council minutes dated March 17, 1987.)
DDA Barnes Project	Joint public hearings were advertised for this time and place to consider for the purpose of redevelopment as a commercial building development, the acquisition and disposition of certain real property commonly known as 315, 319, and 323 Stuart Avenue (Barnes Project, DBA Redlands Glass House, Inc.). Chairman Beswick declared the meeting open as a public hearing for any questions or comments concerning this matter. None being forthcoming, the public hearing was declared closed. Mr. Larsen moved to approve the Disposition and Development Agreement for the Barnes project and authorized the execution of the agreement on behalf of the Redevelopment Agency. Motion seconded by Mr. DeMirjyn and carried by AYE votes of all present. (Also see City Council minutes dated March 17, 1987.)
Name Bricks	Marjorie Pettus, Town Center Manager, presented a report regarding the State Street name bricks which indicated 413 imprinted bricks need to be reordered and placed on State Street. City Engineer Mutter made several suggestions on the process to be used for the actual work and asked Agency members how they wished it to be handled. Agency members directed him to return with a recommendation that would cause the least impact on downtown.
Facade Program	Mr. Larsen moved to approve the revised facade improvement plan for the Buster Building (Dancewear/Avco Finance) and C.M.T. Building Partnership/Owner, 24-28 East State Street and the budget of $64,900.00 as presented at this meeting. Motion seconded by Mr. DeMirjyn and carried by AYE votes of all present.
Facade Program	Mr. Larsen moved to approve Agency participation of 25 percent, not to exceed $4,839.00, for facade assistance for 218-228 East Citrus Avenue (U. S. Nail Service and The Hair-Em; John Creatura, Owner). Motion seconded by Mr. DeMirjyn and carried by AYE votes of all present.
Facade Guidelines	Following study, as requested by the Redevelopment Advisory Commission at their meeting held on February 9, 1987, it was proposed that the Agency work cooperatively with the Planning Commission to develop consistent signage guidelines that are well suited to the restoration objective of our historic downtown buildings. Mr. Larsen moved that the Agency staff review with the Planning Department excerpts, color, and sign sections from the Design Guidelines which were attached to the report dated March 17, 1987, with

the objective of agreeing upon and publicizing a proposed set of color and sign guidelines, including any necessary amendments to the Sign Code, which are deemed appropriate to achieving the historic restoration objectives of the redevelopment area. Motion seconded by Mr. DeMirjyn and carried by AYE votes of all present.

Facade and Roof Repair

Mr. Larsen moved to approve the proposed budget of $2,500.00 for facade improvement of Agency-owned property located at 348 Orange Street (formerly Redlands Floor Covering) and accept the bid of $9,074.00 from Lee Roofing Company of Redlands to repair the roof of the same property, subject to the terms and conditions as contained in the bid dated March 2, 1987. Motion seconded by Mrs. Wormser and carried by AYE votes of all present.

Relocation Settlement

On motion of Mr. Larsen, seconded by Mrs. Wormser, the Agency approved by AYE votes of all present the settlement for the relocation of the Redlands Auto Body and Frame located at 346 North Orange Street for the sum of $43,125.00 and authorized the execution of any and all documents necessary to complete the settlement.

Relocation Settlement

On motion of Mr. Larsen, seconded by Mrs. Wormser, the Agency approved by AYE votes of all present the settlement for the relocation of the Antique Arcade located at 333 North Sixth Street for the sum of $71,017.00 and authorized the execution of any and all documents necessary to complete the settlement.

Relocation Settlement

On motion of Mr. Larsen, seconded by Mr. DeMirjyn, the Agency approved by AYE votes of all present the settlement for the relocation of the California Western Distributing Company located at 331 North Sixth Street for the sum of $59,291.00 and authorized the execution of any and all documents necessary to complete the settlement.

Property Acquisition

Mrs. Wormser moved to approve full and complete settlement of the acquistion of the property at 500 Orange Street (Assessor's Parcel No. 169-221-12) in the amount of $175,000.00, $52,500.00 of which is the relocation settlement, and authorized the execution of any and all documents necessary to complete the transaction. Motion seconded by Mr. DeMirjyn and carried by AYE votes of all present.

Project Activites and Priorities

Director Quaschnick reported that as a result of a tremendously positive developer, property owner, and business community response to recent redevelopment efforts, discussion on some measures to control and prioritize activities has become necessary. Staff's concern is essentially that a successful program requires timely performance of good quality on the part of the Agency. The Commission recommended the priorities as submitted at this meeting entitled Advisory Commission Priorities List. The Commission also recommended that new projects should come before the Commission and Agency prior to acceptance into the work load and that some restraint be exercised in accepting a new project application during the next 90 days. Mrs. Wormser noted she liked the idea of hiring a consultant for fast tracking on certain projects.

Mr. Larsen noted he had some other ideas about the ranking of the priorities. During the discussion, the Cultural Center project was assigned to the Planning Department and the Parking Garage project assigned to the Engineering Department. Agency members suggested that Agency staff continue to work on the remaining projects and this Priorities List.

Development Proposals

Mr. Larsen moved to direct Agency staff to solicit development proposals for the Agency-owned property on East Stuart Avenue, setting a deadline of approximately 45 days from this date. Motion seconded by Mrs. Wormser and carried by AYE votes of all present.

Resolutions No. 200-201

Tax Allocation Bonds

Resolution No. 200, a resolution of the Redevelopment Agency of the City of Redlands approving the issuance of its Redlands Redevelopment Project 1987 Subordinate Tax Allocation Bonds, a form of trust indenture and official statement and making certain determinations relating thereto, was adopted by AYE votes of all present on motion of Mr. Larsen, seconded by Mr. DeMirjyn. Resolution No. 201, a resolution of the Redevelopment Agency of the City of Redlands awarding the sale of its Redlands Redevelopment Project 1987 Subordinate Tax Allocation Bonds to Smith Barney, Harris Upham & Associates, was adopted by AYE votes of all present on motion of Mr. Larsen, seconded by Mr. DeMirjyn. (Also See City Council minutes dated March 17, 1987.)

There being no further business, the Agency meeting adjourned at 9:00 P.M.

Next regular meeting, April 7, 1987.

Carole Beswick

Mayor of the City of Redlands

ATTEST:

Lorrie Poyzer

Agency Secretary

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