

MINUTES

of a regular meeting of the Redevelopment Agency of the City of Redlands held in the Council Chambers, 212 Brookside Avenue, on May 5, 1987, at 3:41 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
Michael Riddell, Agency Attorney
Daniel E. Olivier, Agency Attorney
Derrill Quaschnick, Agency Director
Beatrice Sanchez, Acting Agency Secretary
John de Leon, The Sun
Elaine Rankin, Redlands Daily Facts

ABSENT

None

Chairman Beswick called the meeting to order and immediately recessed. The meeting reconvened at 8:19 P.M.

Minutes of the regular meeting of April 21, 1987, were approved as submitted.

Auto
Dealership
Transactions

Director Quaschnick reported that following an inquiry by Jim Glaze Auto Center as to the availability of the three-acre site at the southeast corner of Texas Street and Oriental Avenue, Agency staff requested the Agency's economic consultant to provide information as to similar transactions between auto dealerships and redevelopment agencies. The Consultant's report was distributed earlier and is included in the staff report for this meeting. Additionally, Agency staff requested its consultant to assist in negotiations due to the firm's considerable experience in assisting public agencies in implementing auto dealership projects and to avoid diminishing Agency staff efforts on previously approved projects. Mr. Jim Glaze, Sr. has requested that the Agency consider an Exclusive Right to Negotiate for the property. Such a document is necessary so that Mr. Glaze can pursue new auto franchises which are interested in locating in the San Bernardino/Redlands area. Mr. Glaze intends to pursue these franchises during the negotiating period and without this document, the franchisers will not consider the subject site as a viable near-term location. Member Larsen moved that the Consultant's memorandum summarizing recent City/Auto Dealership transaction be received, and that the Agency approve the Exclusive Right to Negotiate with Jim Glaze Auto Center for the approximately three-acre site at the southeast corner of Texas Street and Oriental Avenue. Motion seconded by Member DeMirjyn and carried unanimously.

Resolution
No. 202

Eminent
Domain

Redlands
Park Plaza
Project

In accordance with Section 1245.235 of the Code of Civil Procedure, legal counsel has informed this body that notice has been duly given to each person whose property or an interest in whose property is sought to be acquired and whose name and address appears on the last equalized County Assessment Roll. This being the time and place set for the hearing of the Board of Directors of the Redevelopment Agency of the City of Redlands to consider the adoption of a Resolution of Necessity to acquire a fee interest in certain property for the redevelopment of a commercial retail and office complex, Chairman Beswick noted that all persons who have filed a written request with the Agency to appear and be heard within fifteen days after the date notice was mailed will have an opportunity to speak and that persons who have not so filed a written request will be given an opportunity to appear and be heard at the discretion of the Board. Chairman Beswick declared the meeting open as a public hearing to consider adoption of a Resolution of Necessity.

Director Quschnick summarized the proposed project and discussed the public interest and necessity for the project, how the project is planned and located in a manner that will be most compatible with the greatest public good and least private injury, and why the property sought to be acquired is necessary for the project. No one else wishing to speak, the public hearing was declared closed, and Member DeMirjyn moved to adopt Resolution No. 202, a resolution of the Redevelopment Agency of the City of Redlands, California, stating the public use for which certain properties in the Redlands Redevelopment Project Area are sought to be acquired and stating the statutory authority describing such acquisition by eminent domain; describing the general location and extent of the properties to be acquired; finding and determining that the public interest and necessity require the development of the proposed project, that the proposed project is planned or located in a manner that will be most compatible with the greatest public good and the least private injury, that the property herein described is necessary for the proposed project, and that the offer required by Section 7267.2 of the Government Code has not been made to the owner or owners of record of the subject properties because such owner or owners cannot be located with reasonable diligence; and authorizing proceedings in eminent domain and authorizing legal counsel for the Agency to obtain an order for immediate possession. Motion seconded by Member Johnson and carried unanimously.

On April 16, 1987, materials bids were opened in the Office of the City Engineer for the purchase of rubberized railroad crossing material to be used at the A.T.&S.F. Railroad crossing on Orange Street as a part of the Phase II improvement project. Two bids were received as follows:

Goodyear Industrial Rubber Products	\$22,732.23
Akron, Ohio	

Structural Rubber Projects Company	23,301.23
Springfield, Illinois	

Funds

Railroad Crossing Materials

At this time, it is the recommendation of the City Engineer and the Agency Director that the responsible bidder submitting the bid for said materials which will result in the lowest cost to the Agency is Goodyear Industrial Rubber Products in the amount of \$22,732.23, and that it is in the best interest of the Agency that the purchase of said materials be made from said firm. Member Larsen moved to approve this recommendation and an appropriation of \$22,732.23 for the purchase from the Redevelopment Fund. Motion seconded by Member Johnson and approved the following vote:

AYES: Members Larsen, Johnson, Wormser;
Mayor Beswick
NOES: Member DeMirjyn stating this is an unnecessary expenditure because there is little train traffic using the railroad spur line.

Claim

On motion of Member Larsen, seconded by Member Johnson, the claim of Terrain Contractors, Inc. in an unknown amount was unanimously found not to be a proper charge against the Agency and therefore rejected.

There being no further business, the meeting adjourned at 8:30 P.M.

Next regular meeting, May 19, 1987.

ATTEST:


Chairman, Redevelopment Agency


Acting Secretary