

MINUTES

of a regular meeting of the Redevelopment Agency of the City of Redlands held in the Council Chambers, 212 Brookside Avenue, on October 20, 1987, at 3:25 P.M.

PRESENT

Carole Beswick, 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
Lorrie Poyzer, Agency Secretary
John de Leon, The Sun
Elaine Rankin, Redlands Daily Facts

ABSENT

Richard N. Larsen, Vice Chairman

Chairman Beswick called the meeting to order and immediately recessed 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. The meeting reconvened at 7:54 P.M.

Minutes of the adjourned regular meeting of September 29, 1987, were approved as submitted.

PUBLIC HEARINGS

RDA Sublease A joint public hearing of the City Council and the Redevelopment Agency of the City of Redlands was advertised for this time and place to consider for the purpose of subleasing a portion of the building located at 528 North Third Street, Redlands. Secretary Poyzer reported that pursuant to the appropriate sections of the California Community Redevelopment Law, notice had been duly given that this joint public hearing was authorized to consider the approval of a Sublease Agreement between the Redevelopment Agency of the City of Redlands and YnZ's Yesterday's Parts. Notice of this hearing was first published in the Redlands Daily Facts, a newspaper of general circulation, on October 6 and October 13, 1987. Chairman Beswick declared the meeting open as a public hearing for any persons who wished to speak for or against the proposed sublease. Director Quaschnick summarized the contents of the sublease. There being no further comments, the joint public hearing was declared closed. Mrs. Wormser moved to approve the sublease of the above-referenced real property between the Redevelopment Agency and YnZ's Yesterday's Parts and authorized the Chairman to execute said sublease. Motion seconded by Mr. DeMirjyn and carried by AYE votes of all present.

NEW BUSINESS

Owner Participation Agreement An Owner Participation Agreement with Thelma (Tomi) Hawken for the development of Hawken Building No. II which will include approximately 4,000 square feet in three units of commercial space at street level at Citrus Avenue and Ninth Street, with an equivalent amount of space in an equal number of units for residential use on the second level was presented at this time. Director Quaschnick explained the contents of the agreement. Mr. DeMirjyn moved to authorize the execution of the proposed Owner Participation Agreement with Thelma (Tomi) Hawken for the development of Hawken Building No. II. Motion seconded by Mr. Johnson and carried by AYE votes of all present.

Easement Mr. DeMirjyn moved to authorize execution of a Grant of Easement in favor of Southern California Edison Company for the Orange Street Plaza. Motion seconded by Mr. Johnson and carried by AYE votes of all present.

Redlands
Senior
Housing

Mr. Quaschnick reported that the Redlands Senior Housing Board of Directors met September 29, 1987, and were advised by their consultant, Mr. Reed Flory of Shelter Ventures, on the current status of their project. Mr. Flory indicated he expected HUD's approval to go out to bid during the first week in October, 1987, and if the HUD loan interest rate has been set, a firm commitment from HUD could be expected by November 13, 1987, and closing could occur two weeks after that date. He also reported that the Board also adopted a new name of "Casa de la Vista" for the project.

Facade Program

Mr. Quaschnick presented the quarterly project status report for the Commercial Facade Improvement Program.

Archeological
Policy

A letter was received from the Chinese Historical Society, Riverside, asking for our assistance in preservation of Chinese artifacts. Director Quaschnick reported that City regulations require every project to undergo an environmental review; archeological issues are included as a part of each project's environmental assessment. Agency policy has been to require all Agency projects for public as well as private improvements to comply with all normally required environmental mitigation measures. He presented an example of the mitigation measures for Environmental Impact Report for Specific Plan No. 34. Staff was directed to meet with the Chinese Historical Society and to return with an archeological policy for the Agency Board's review and approval.

School
Financing

Mr. Johnson moved to refer to the Redevelopment Advisory Commission for study his suggestion to explore establishing a policy to return ten percent of Redevelopment funds to the Redlands Unified School District, and report back in December. Motion seconded by Mrs. Wormser and carried by AYE votes of all present.

There being no further business, the meeting adjourned at 8:08 P.M.

Next regular meeting, November 3, 1987.


Chairman

ATTEST:


Secretary

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