

MINUTES

of a regular meeting of the Redevelopment Agency of the City of Redlands held in the Council Chambers, 212 Brookside Avenue, at 3:22 P.M. on May 3, 1994.

PRESENT

Swen Larson, Chairman  
Jim Foster, Vice Chairman  
William E. Cunningham, Member  
Gilberto Gil, Member  
Pat Gilbreath, Member

Gary M. Luebbbers, Executive Director  
Daniel J. McHugh, Agency Attorney  
Lorrie Poyzer, Agency Secretary  
Ted Thomaidis, Redlands Daily Facts  
Steven Church, The Sun

ABSENT

None

Minutes of the regular meeting of April 19, 1994, were approved as submitted.

NEW BUSINESS

Redlands Senior Housing - Management Assistant Marjie Pettus said the Redevelopment Agency entered into a purchase agreement with Redlands Senior Housing (RSH) in May, 1993, for the Agency-owned property located at the southwest corner of Fern Avenue and Redlands Boulevard. This site is adjacent to the Casa de la Vista housing project developed by RSH in 1989. RSH is now proposing to use the Fern Avenue and Redlands Boulevard site for expansion of the Casa de la Vista facility. In order to finance the expansion project, RSH is applying for 202 HUD funding. The project is still in the planning and application phases; therefore, RSH can only provide estimates as to the total cost of development. They anticipate development costs of approximately \$7 million; they are seeking a ten percent (10%) contribution from the Redevelopment Agency or approximately \$700,000.00. In exchange for the set-aside assistance, RSH is offering to put displaced City tenants on a priority list for units subject to their eligibility as determined by HUD. Following discussion, Mr. Cunningham moved to approve the Redlands Senior Housing's request for Redevelopment low-to-moderate housing set-aside funds subject to standard redevelopment conditions. Motion seconded by Mrs. Gilbreath and carried unanimously.

R-BS Harbinger Corporation - R-BS Harbinger Corporation, a nonprofit entity founded to provide housing for the mentally ill, currently operates a facility at 1028 Lombard Drive which provides low cost housing for the high functioning mentally disabled ready for independent living. All of the tenants are on Social Security disability with a maximum income of \$604.00 per month. The Harbinger group has submitted a request to the Community Development Department to convert a carport into an additional two-bedroom apartment unit

at the Lombard site. The San Bernardino County Housing Authority has agreed to contribute \$56,000.00 toward construction of the new unit and upgrading the existing facility; Home Depot is donating \$8,000.00 in materials. On behalf of the organization, Mr. Loren Barnett has submitted a request for Redevelopment set-aside funds to cover the following expenses:

Planning Processing Fees	\$ 595.00
Variance Fees	1,200.00
Permit Fees	<u>1,786.00</u>
Total	\$ 3,581.00

In addition, staff has learned that the facility's roof needs to be replaced. The lowest bid received by Mr. Barnett totaled \$1,900.00 (with Home Depot again donating materials). While this expenditure is not part of the original request submitted by Mr. Barnett, staff believes that the project warrants further participation by the Redevelopment Agency, and recommends a commitment of \$5,481.00 in housing set-aside funds.

Mr. Cunningham moved to approve the request for Redevelopment low-to-moderate housing set-aside funds for R-BS Harbinger Corporation in the amount of \$5,481.00 subject to the standard redevelopment conditions. Motion seconded by Mr. Foster and carried unanimously.

Deed of Trust - Parking Lease Revenue Refunding Bonds - Glen Stephens, bond counsel with Best, Best & Krieger, informed Agency members of the need to discuss and possibly take action on the execution of a Deed of Trust and Assignment of Rents relating to the issuance by the Agency of its 1994 Parking Lease Revenue Refunding Bonds. Noting that the need to take action was immediate, Mr. Larson moved to add this matter to the agenda which arose subsequent to the agenda being posted. Motion seconded by Mr. Foster and carried unanimously. Following an explanation of the need for this action by Mr. Stephens, Mr. Foster moved to approve the execution and delivery by the Executive Director of a Deed of Trust and Assignment of Rents by and between this Redevelopment Agency and the Sumitomo Trust & Banking Company, Limited, presented at this meeting and in connection with the issuance by the Agency of its 1994 Parking Lease Revenue Refunding Bonds. Motion seconded by Mr. Gil and carried with Mr. Cunningham voting NO.

### CLOSED SESSION

Agency Attorney McHugh asked the Agency members to add the following item to the Closed Session portion of the agenda: "Conference with real property negotiator regarding the following:

Property: Southwest corner of Orange Street and Pearl Avenue (Assessor's Parcel Nos. 169-201-29, 30, and 38)

Negotiating Parties: City of Redlands Redevelopment Agency and Cooley Partners

Under negotiation: Re-negotiate purchase price and terms"

Mr. Larson moved to add this item to the agenda as presented. Motion seconded by Mr. Foster and carried unanimously.

The Redevelopment Agency meeting recessed at 3:55 P.M. to a closed session for the purpose of holding conferences with their real property negotiator regarding the following property and the above mentioned property:

Property: Southwest corner of Oriental Avenue and Eureka Street

Negotiating Parties: Trustee of Wagner Trust and Marjie Pettus

Under negotiation: Terms and price

The Redevelopment Agency meeting reconvened at 7:00 P.M.

### CLOSED SESSION REPORT

Agency Attorney McHugh reported the Agency, during its closed session, unanimously authorized the sale of the property located on the southwest corner of Orange Street and Pearl Avenue (Assessor's Parcel Nos. 169-201-29, 30, and 38).

### ADJOURNMENT

There being no further business, the Redevelopment Agency meeting adjourned at 7:01 P.M. The next regular meeting will be held on May 19, 1994.

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Secretary