

MINUTES

of a regular meeting of the Board of Directors of the Redevelopment Agency of the City of Redlands held in the Council Chambers, Civic Center, 35 Cajon Street, at 3:13 P.M. on November 21, 1995.

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
John Andrews, Redlands Daily Facts
Sulipsa Luque, The Sun

ABSENT

None

Minutes of the regular meeting of November 7, 1995, were approved as submitted.

NEW BUSINESS

First Time Home Buyers Program - Michael Ponce, Executive Director, and Nicole Myerchin, of Neighborhood Housing Services explained their First Time Home Buyers Program. To qualify for this program, the potential buyers must fall within the program's income guidelines, be a first-time home buyer, perform 50 to 100 hours of community service in the City of Redlands, attend an educational workshop, and provide three percent of the down payment. Following discussion, Mr. Gil moved to support the First Time Home Buyers Program proposal as contained in the staff report and directed staff to develop an agreement with San Bernardino Neighborhood Housing Services for the development, implementation and administration of a First Time Home Buyers Program in the City of Redlands, with the understanding the agreement will contain provisions to provide this service for low-income level persons and include residency requirements. Motion seconded by Mr. Foster and carried unanimously.

CLOSED SESSION

The Redevelopment Agency meeting recessed at 3:31 P.M. and reconvened at 7:47 P.M. to a closed session to discuss the following:

1. Conference with real property negotiator
Property: APN 168-201-29, 30 and 38 - Southwest corner of Orange Street and Pearl Avenue
Negotiating parties: Marjie Pettus and Calabria Partners L.L.C.
Under negotiation: Terms and price

Property Sale - The Redevelopment Agency meeting reconvened at 7:50 P.M. at which time Mr. McHugh reported the Board of Directors authorized the sale of the property located on the southwest corner of Orange Street and Pearl Avenue, APN 168-201-29, 30 and 38, to Calabria Partners L.L.C. in the amount of \$847,540.00

ADJOURNMENT

There being no further business, the Redevelopment Agency meeting adjourned. The next regular meeting will be held on December 5, 1995.

Secretary