

MINUTES

of a regular meeting of the Board of Directors of the Redevelopment Agency of the City of Redlands held in the City Council Chambers, Civic Center, 35 Cajon Street, at 4:28 P.M. on February 20, 1996.

PRESENT

Swen Larson, Chairman
Pat Gilbreath, Vice Chairman
William E. Cunningham, Member
Gilberto Gil, Member
Geni A. S. Banda, Member

Gary M. Luebbers, Executive Director
Daniel J. McHugh, Agency Attorney
Lorrie Poyzer, Agency Secretary
John Andrews, Redlands Daily Facts
Alisa Slaughter, The Sun

ABSENT

None

The minutes of the special meeting of January 16, 1996, and the regular meeting of February 6, 1996, were unanimously approved as submitted on motion of Mrs. Gilbreath, seconded by Mrs. Banda.

JOINT MEETING - REDEVELOPMENT AGENCY AND CITY COUNCIL

Bond Financing - On January 16, 1996, the Board of Directors directed staff to proceed with a request for proposals for financial advisory and underwriting services for possible bond refunding. The decision regarding bond counsel was not addressed at that meeting. Following discussion, Mr. Cunningham moved to direct staff to prepare a request for proposals for bond counsel services for the Redevelopment Agency and the City of Redlands. Motion seconded by Mrs. Banda and carried with Mrs. Gilbreath voting NO after expressing her satisfaction with Best, Best & Krieger's history and expertise.

NEW BUSINESS

Set-Aside Funds - Great Neighborhoods Rehabilitation Program - The Redevelopment Agency Board allocated 30 percent of its set-aside funds to finance an owner-occupied rehabilitation program. Staff is recommending the implementation of a Great Neighborhoods Rehabilitation Program. This program will improve the overall quality of residential areas by funding repairs and upgrades to existing housing stock and provide an immediate visual impact in some of the blighted neighborhoods. Low and moderate income homeowners occupying single family dwellings will be targeted. While the Great Neighborhoods Rehabilitation Program will be concentrated within the Community Development Block Grant (CDBG) zone, qualifying homeowners City-wide will be able to participate. The proposed program would offer grants up to \$5,000.00 to cover items such as Building and/or Health and Safety Code violations; exterior painting to house and garage; roof replacement and termite

treatment (if necessary); and landscaping. In the event the applicant requires assistance beyond the \$5,000.00 maximum, staff will work with the San Bernardino County Economic and Community Development Department to facilitate eligibility under the County's Rehabilitation Loan Program and/or Senior Grant Program. On February 8, 1996, the Housing Commission unanimously voted to support this proposal. Mr. Cunningham moved to authorize staff to implement a Great Neighborhoods Rehabilitation Program utilizing \$529,436.00 of the designated owner-occupied set-aside funds. Applauding CDBG/Housing Coordinator Paula Rae Espinoza for her efforts, Mr. Gil seconded the motion which carried unanimously.

Set-Aside Funds - Casa de la Vista - The Redlands Senior Housing, Inc. requested \$335,000.00 in Redevelopment Agency set-aside funds to acquire land located at 430 East Fern Avenue. They plan to use this property, as well as the site purchased from the Redevelopment Agency last year, to construct 75 senior apartment units. In addition, they propose to renovate the house on the site for use as a senior community center. Architect Richard Hickey presented information regarding the future and expansion of Casa de la Vista. Also urging approval of this request were Ethel Stevens, Casa de la Vista's administrator; Judy Jorgenson; a board member; and Katrina Bergman, a representative from American Baptist Homes of the West. Following discussion, Mr. Cunningham moved to approve the request submitted by Redlands Senior Housing for \$335,000.00 in developer assistance Redevelopment Agency set-aside funds. Motion seconded by Mr. Larson and carried unanimously.

Set-Aside Funds - Southern California Housing Development - Jeff Bururn, Executive Director of Southern California Housing Development Corporation reviewed a request for \$661,524.00 set-aside funds for the rehabilitation of the Deodar Apartments, an 88-unit complex located at the southwest corner of New York Street and West State Street. Administrative Services Director Marjie Pettus reported this request was received by staff on February 13, 1996, and the Housing Commission has not yet had the opportunity to review it. Mr. Bururn apologized for the rush explaining he needed to have the funds prior to the next Agency Board meeting to take advantage of a bankruptcy sale. Although this matter was discussed at length, no action was taken with Board members indicating they needed more information.

ADJOURNMENT

There being no further business, the Board of Directors' meeting of the Redevelopment Agency adjourned at 5:25 P.M. to an adjourned regular meeting to be held on March 5, 1996, at 9:00 A.M. in the City Council Chambers, Civic Center, 35 Cajon Street, Redlands, California.

Secretary