

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 4:23 P.M. on May 2, 2000.

PRESENT

Pat Gilbreath, Chairman
Gary George, Vice Chairman
John L. Freedman, Member
Susan Pepler, Member
Karl N. "Kasey" Haws, Member

Daniel J. McHugh, Agency Attorney
Lorrie Poyzer, Agency Secretary

ABSENT

None

The minutes of the regular meeting of April 18, 2000, were unanimously approved as submitted on motion of Mr. George, seconded by Mr. Freedman.

JOINT MEETING -- REDEVELOPMENT AGENCY AND CITY COUNCIL

Neighborhood Initiative Program - Police Chief Bueermann gave a status report on the Neighborhood Initiative Program. The Department of Veterans Affairs, Housing and Urban Development, and Independent Agencies Appropriations Act 1998 appropriated \$15,000,000.00 in Federal Department of Housing and Urban Development (HUD) funds to the County of San Bernardino for the purpose of neighborhood preservation in the cities of Highland, Redlands, and San Bernardino. This bill, known as the Neighborhood Initiative Program, is designed to promote innovative and transferable strategies to eradicate blight and revitalize neighborhoods. Redlands identified an area located in the northern portion of the City bounded by streets south of Lugonia Avenue, east of Orange Street, west of Church Street, and north of Colton Avenue. Initial improvements, Phase I, have concentrated on Herald Street between Brockton and Lugonia Avenues; expansion in later phases will include properties abutting Herald Street between Sixth and Tribune Streets.

Resolution No. 302 - Great Neighborhoods Program - Mrs. Gilbreath moved to adopt Resolution No. 302, a resolution of the Board of Directors of the Redevelopment Agency of the City of Redlands authorizing the use of low- and moderate-income housing funds outside the Redlands Project Area, and approved participation agreements with Georgia M. Saldana, 1119 Herald Street, and Jessie R. Ortiz, 1217 Herald Street. Motion seconded by Mr. Freedman and carried unanimously. (Also see City Council minutes for May 2, 2000.)

NEW BUSINESS

Agreement - Morse - Mr. Freedman moved to approve Amendment No. 1 to a Regulatory Agreement of Restrictive Covenants between the Redevelopment Agency and Steven A. Morse and Agnes Morse, and authorized the

amendment be executed. This action is for the rehabilitation of four multi-family residential housing units located at 200 Craig Court and reduces the term of the agreement to fifteen years.

EIR - Redlands Project Area Plan - Community Development Director Shaw said on March 7, 2000, the Board of Directors of the Redevelopment Agency authorized staff to immediately begin the process to re-establish eminent domain power to the Agency. Staff has initiated a Plan Amendment to the Redevelopment Project Area Plan to re-establish the use of eminent domain power to acquire nonresidential properties and to update the Plan's land uses by referencing the current General Plan of the City of Redlands and applicable specific plans which cover portions of the Redevelopment Project Area. The first step in the Plan Amendment process is compliance with the California Environmental Quality Act. On April 17, 2000, the Environmental Review Committee analyzed the Environmental Initial Study prepared by staff and adopted a motion to require the preparation of an Environmental Impact Report (EIR) for the Plan Amendment. Staff contacted five environmental consultants and requested proposals to prepare the environmental document for the Plan Amendment. Four consultants that responded with proposals were: Cotton/Beland Associates, Inc., GRC Associates, Inc., Helix Environmental, Inc., and Urban Futures. The Cotton/Beland Associates' proposal was the most comprehensive and best identified the issues germane to the Plan Amendment. Mr. Haws moved to approve the contract with Cotton/Beland Associates, Inc. for environmental services to prepare an Environmental Impact Report for the Plan Amendment to the Redevelopment Project Area Plan in the amount of \$34,978.00. Motion seconded by Mr. Freedman and carried unanimously.

S.H.U. Relocation - Mr. George has discussed the possible relocation of S.H.U. facilities to a permanent site inside the Neighborhood Initiative Project area with our assistance utilizing the HUD grant monies in our next phase of funds received. Board members concurred with this suggestion. Mr. George will proceed with his discussions with all involved.

ADJOURNMENT

There being no further business, the Board of Directors' meeting of the Redevelopment Agency adjourned at 4:49 P.M. The next regular meeting will be held on May 16, 2000.

Secretary