

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 4:07 P.M. on March 20, 2001.

PRESENT

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

John Davidson, Executive Director
Daniel J. McHugh, Agency Attorney
Michael Reynolds, Agency Treasurer
Jeffrey L. Shaw, Community Development Director
Lorrie Poyzer, Agency Secretary

ABSENT

Susan Peppler, Member

The minutes of the regular meeting of March 6, 2001, were approved as submitted on motion of Mr. George, seconded by Mr. Freedman.

JOINT MEETING - REDEVELOPMENT AGENCY AND CITY COUNCIL

Annual Financial Report - Finance Director Johnson reported State statutes require an annual audit by independent certified public accountants. The accounting firm of Conrad and Associates, LLP was selected by the City to perform these services. The audit was also designed to meet the requirements of the Federal Single Audit Act of 1984 and related OMB Circular A-133. Mrs. Gilbreath moved to accept the Redevelopment Agency of the City of Redlands Comprehensive Annual Financial Report for the year ended June 30, 2000. Motion seconded by Mr. Freedman and carried by AYE votes of all present.

Resolution No. 320 - Multi-Unit Rehabilitation - Mr. George moved to adopt Resolution No. 320, 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 the request from Mr. Kisan Chavan for an allocation of Multi-Unit Rehabilitation Program Redevelopment set-aside funds not to exceed \$150,000.00 for the rehabilitation of 20 units on Kaye Court, and authorized execution of the documents. Motion seconded by Mr. Haws and carried by AYE votes of all present. (Also see City Council minutes for March 20, 2001.)

Resolution No. 321 - Great Neighborhood Program - Mr. Freedman moved to adopt Resolution No. 321, 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 a participation agreement with Sharon J. Sheehan, 615 Jeremy Court, for \$10,000.00. Motion seconded by Mr. George and carried by AYE votes of all present. Mr. Freedman moved to approve the Declarations of

Covenants and Restrictions covering said property. Motion seconded by Mr. George and carried by AYE votes of all present. (Also see City Council minutes for March 20, 2001.)

NEW BUSINESS

Disposition of Property - 430 East Fern Avenue - Community Development Director Shaw reported the Redevelopment Agency acquired a 4,289 square foot single family dwelling located at 430 East Fern Avenue from the American Baptist Homes of the West (ABHOW) in exchange for additional funding from low- and moderate-income housing funds to construct the Fern Lodge senior housing project. Fern Lodge is located at the southwest corner of Redlands Boulevard and Fern Avenue and is adjacent to this property. Under the original approval, the house was to be used as a caretaker dwelling or other supportive use for the senior housing facility. Ultimately, ABHOW amended their original approval, reconfigured the property with a lot line adjustment, and deeded the housing and modified parcel to the Redevelopment Agency. The Redevelopment Agency Board of Directors directed staff to initiate the process for disposition of the property. Smothers Appraisal was hired to appraise the value of the property. On December 12, 2000, the Planning Commission found that the sale of this property would be in conformance with the General Plan pursuant to Section 65402 of the California Government Code. At this time, staff is seeking direction in order to proceed with the disposition of this property. Community Development Director Shaw reviewed the methods of disposition available and how to establish a minimum bid for its sale. Mr. Freedman moved to direct staff to utilize public bidding as the method for disposition of 430 East Fern Avenue and to set the minimum bid at the appraised value of the property as determined by Smothers Appraisal. Motion seconded by Mr. George and carried by AYE votes of all present.

PUBLIC COMMENTS

None forthcoming.

ADJOURNMENT

There being no further business, the Board of Directors' meeting of the Redevelopment Agency adjourned at 4:12 P.M. The next regular meeting will be held on April 3, 2001.

Secretary