

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 4:53 P.M. on August 7, 2001.

PRESENT

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

ABSENT

None

STAFF

John Davidson, Executive Director; Daniel J. McHugh, Agency Attorney; John Jaquess, City Planner; James R. Bueermann, Police Chief; and Lorrie Poyzer, Agency Secretary

The minutes of the regular meeting of July 17, 2001, were unanimously approved as submitted on motion of Mr. Haws, seconded by Mr. George.

JOINT MEETING - REDEVELOPMENT AGENCY AND CITY COUNCIL

Resolution No. 330 - Great Neighborhood Program - Mr. Haws moved to adopt Resolution No. 330, 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: Isaac and Eulalia Roque, 1154 Sixth Street, \$10,000.00, and Margaret Moreno, 1104 Herald Street, \$10,000.00. Motion seconded by Mr. Freedman and carried unanimously. Mr. Haws moved to approve the Declarations of Covenants and Restrictions covering said properties. Motion seconded by Mr. Freedman and carried unanimously. (Also see City Council minutes for August 7, 2001.)

Resolution No. 331 - First Time Home Buyer - Mr. Haws moved to adopt Resolution No. 331, 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 First Time Home Buyer's loan agreements with Theresa Conboy, 701 Church Place, No. 4, \$10,600.00, and Tranquilino Aceves-Perez and Enriqueta Moreno Perez, 1224 Webster Street, \$10,800.00, and authorized execution of the necessary documents. Motion seconded by Mr. Freedman and carried unanimously. Mr. Haws moved to approve the Declarations of Covenants and Restrictions covering said property. Motion seconded by Mr. Freedman and carried unanimously. (Also see City Council minutes for August 7, 2001.)

Resolution No. 332 - Conflict of Interest Code - Mr. Haws moved to adopt Resolution No. 332, a resolution of the Board of Directors of the Redevelopment Agency of the City of Redlands amending the Conflict of Interest Code pursuant to the Political Reform Act of 1974, by designating the Assistant Finance Director to file conflict of interests disclosure. Motion seconded by Mr. Freedman and carried unanimously. (Also see City Council minutes for August 7, 2001.)

NEW BUSINESS

Subordination Agreement - Ellie Ludington - Mr. Haws moved to approve a subordination agreement with Ellie Ludington for property located at 407 Ruby Avenue to refinance her existing loan reducing her monthly mortgage payment by \$122.00. Motion seconded by Mr. George and carried unanimously.

Agreement - 1042 East Palm Avenue - Police Chief Bueermann asked the Agency Board to consider adding approval of an agreement for purchase and sale escrow with Mark X. Pruitt, in relation to property located at 1042 East Palm Avenue. Noting the need to take action was immediate, Mrs. Gilbreath moved to add the this item to the agenda which arose subsequent to the agenda being posted. Motion seconded by Mr. Freedman and carried unanimously. Police Chief Bueermann explained the Redevelopment Agency assisted Mr. Pruitt in 1999 with the acquisition of a single family home located at 1042 East Palm Avenue through the First Time Home Buyer Program. Mr. Pruitt sustained an injury which has prevented him from working and the property is now in foreclosure. The Agency Board gave staff authorization to negotiate with Mr. Pruitt for the acquisition of the home. The purchase price is the lender's payoff requirement, including fees associated with the foreclosure, will not exceed \$127,000.00. The property will be sold to a qualified buyer participating in the Agency's First Time Home Buyer Program or Neighborhood Initiative Program. Mr. Freedman moved to approve the agreement for purchase and sale and escrow instructions with Mark X. Pruitt as described. Motion seconded by Mrs. Peppler and carried unanimously.

PUBLIC COMMENTS

None forthcoming.

CLOSED SESSION

The Board of Directors' meeting of the Redevelopment Agency recessed at 5:02 P.M. to a closed session to discuss the following:

1. Conference with real property negotiator - Government Code Section 54956.8
 - Property: APNs 169-281-47, 48, 49, and 50
 - Negotiating parties: Howard Floyd and John Davidson
 - Under negotiation: Terms and price

ADJOURNMENT

The next regular meeting of August 21, 2001, will not be held. The Board of Directors of the Redevelopment Agency will meet on September 4, 2001.

Secretary