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 3:30 P.M. on October 2, 2001.

PRESENT

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

ABSENT

None

STAFF

John Davidson, Executive Director; Daniel J. McHugh, Agency Attorney; Michael Reynolds, Agency Treasurer; Jeffrey L. Shaw, Community Development Director; James R. Bueermann, Police Chief; and Lorrie Poyzer, Agency Secretary

The minutes of the regular meeting of September 18, 2001, were unanimously approved as submitted on motion of Mr. Haws, seconded by Mr. George.

JOINT MEETING - REDEVELOPMENT AGENCY AND CITY COUNCIL

Resolution No. 335 - First Time Home Buyer - Mr. Freedman moved to adopt Resolution No. 335, 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 a First Time Home Buyer's loan agreement Don and Cheryl Bell, 1005 Columbia Street, $10,300.00, and authorized execution of the necessary documents. Motion seconded by Mrs. Peppler and carried unanimously. Mr. Freedman moved to approve the Declarations of Covenants and Restrictions of Resale covering said property. Motion seconded by Mrs. Peppler and carried unanimously. (Also see City Council minutes for October 2, 2001.)

Resolution No. 336 - Great Neighborhood Program - Mr. Freedman moved to adopt Resolution No. 336, 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: Delphina Torres, 1206 North Sixth Street, $10,000.00. Motion seconded by Mrs. Peppler and carried unanimously. Mr. Freedman moved to approve the Declarations of Covenants and Restrictions covering said properties. Motion seconded by Mrs. Peppler and carried unanimously. (Also see City Council minutes for October 2, 2001.)

NEW BUSINESS

Subordination Agreement - Mr. Haws moved to approve a subordination agreement with Camillia De La Torre for the property located at 1236 Placer Street and authorized execution of the document. Motion seconded by Mr. George and carried unanimously.

Negotiations Agreement - Hotel Project - Executive Director Davidson reported staff, Redevelopment Agency Board members, and several members of the business community have been involved in a number of meetings with Meyer Crest Ltd., regarding that company's interest in constructing a hotel in downtown Redlands. Encouraging a hotel developer to construct a downtown hotel has been a high priority and Meyer Crest, Ltd. is very interested in exploring the feasibility of a hotel site. He then presented an exclusive negotiations agreement covering a period of six months with 90 days extensions available. Mrs. Gilbreath and Mr. George were excited saying this was a positive move. Mrs. Gilbreath moved to approve an exclusive negotiations agreement with Meyer Crest Ltd. to negotiate on a confidential basis, exclusively, regarding the Redevelopment Agency's participation in assisting the development of a downtown hotel project and authorized execution of the agreement. Motion seconded by Mr. George and carried unanimously.

Negotiations Agreement - Commercial Component - In conjunction with the development of a hotel project in downtown Redlands, staff has also been involved in a number of meetings with TG Properties, Ltd. regarding that company's interest in developing a commercial project in conjunction with the hotel project. Mr. George acknowledged Kathie Thurston and Tim Johnson's assistance in this venture. Mrs. Gilbreath moved to approve an exclusive negotiations agreement with TG properties, Ltd. to negotiate on a confidential basis, exclusively, regarding the Redevelopment Agency's participation in assisting in the development of a commercial component with a hotel project in downtown Redlands and authorized execution of the agreement. Motion seconded by Mr. George and carried unanimously.

PUBLIC COMMENTS

None forthcoming.

ADJOURNMENT

There being no further business, the Board of Directors' meeting of the Redevelopment Agency adjourned at 3:35 P.M. The next regular meeting will be held on October 16, 2001.

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Secretary