

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 4:24 P.M. on November 20, 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; Lorrie Poyzer, Agency Secretary, and Beatrice Sanchez, Acting Agency Attorney

The minutes of the regular meeting of November 6, 2001, were unanimously approved as submitted on motion of Mrs. Peppler, seconded by Mr. Haws.

JOINT MEETING - REDEVELOPMENT AGENCY AND CITY COUNCIL

Resolution No. 339 - First Time Home Buyer - Mr. Freedman moved to adopt Resolution No. 339, 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 with Matthew A. Yglesias, 1333 Calhoun Street, \$11,000.00, and authorized execution of the necessary documents. Motion seconded by Mr. George 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 November 20, 2001.)

NEW BUSINESS

Development Impact Fees Assistance - Seafood Restaurant - Community Development Director Shaw reported a request has been received from George Krikorian for financial assistance for the water and sewer development fees in the development of a 6,500 square foot seafood restaurant planned to be located on Orange Street between Kinko's and Washington Mutual Bank. Over the past ten years, few projects have received Redevelopment Agency assistance. This can be traced in large part to the negative financial status of the Agency. For the past two years, the Agency has moved into the black and does have some discretionary funds which could be used for project assistance. Staff recommended the Agency evaluate each project on its own merits. While staff has limited information on the restaurant proposals, development impact fees are substantial. Staff would like some additional information on the specifics of the project so a more detailed financial

evaluation, such as sales and property tax revenues and employment opportunities, can be completed and provided for the Board of Director's consideration. Supporting Mr. Krikorian's request were Joel Peterson and James Macdonald. Mrs. Gilbreath moved to direct staff to prepare a financial analysis of the development of a 6,500 square foot seafood restaurant on Orange Street and bring back a recommendation for alternative levels of Redevelopment agency assistance at the regular meeting of December 4, 2001. 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 4:35 P.M. The next regular meeting will be held on December 4, 2001.

Secretary

Acting Secretary