

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 10:06 P.M. on December 4, 2001.

PRESENT Karl N. "Kasey" Haws, Chairman
Susan Pepler, Vice Chairman
Pat Gilbreath, Member
Gary George, Member
Jon Harrison, 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 November 20, 2001, were unanimously approved as submitted on motion of Mr. George, seconded by Mr. Harrison.

JOINT MEETING - REDEVELOPMENT AGENCY AND CITY COUNCIL

Resolution No. 340 - First Time Home Buyer - Mr. George moved to adopt Resolution No. 340, 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 Joseph and Gailite Breman, 1929 Church Street, \$15,000.00, and Laura A. Wolbert, 1428 Padua Avenue, \$14,990.00 and authorized execution of the necessary documents. Motion seconded by Mr. Haws and carried unanimously. Mr. George moved to approve the Declarations of Covenants and Restrictions of Resale covering said property. Motion seconded by Mr. Haws and carried unanimously. (Also see City Council minutes for December 4, 2001.)

NEW BUSINESS

Subordination Agreement - On motion of Mr. George, seconded by Mr. Harrison, the Redevelopment Agency unanimously approved a subordination agreement with Craig J. Turner and Kathie A. Turner for property located at 121 Lakeside Avenue and authorized execution of the document.

Market Broiler Seafood Restaurant - At the last meeting, the Agency received a request from George Krikorian for financial assistance for water and sewer development impact fees for a 6,500 square foot Market Broiler Seafood Restaurant planned to be located on Orange Street between Kinko's and Washington Mutual Bank. Staff recommended, that without an established policy for financial assistance in place, the Agency should evaluate each project on its own merits. To prepare a financial analysis of the project, staff had requested additional information from the applicant, and this information

was included in the staff report for this meeting, as well as the information that the request was for water, sewer and solid waste capital improvement fees. Mr. Harrison said that with limited funds available he thought a larger project would be a better benefit for downtown and asked if there were other options available to assist. Mr. George asked for clarification of what fees were included; Community Development Director Shaw responded that during the discussion with Mr. Krikorian following the last meeting, Mr. Krikorian said he had meant all utility fees. Mrs. Gilbreath expressed concern that we may hurt existing businesses. Mrs. Gilbreath moved to refer this request to the Business and Economic Development Advisory Commission for their review and a report. Motion seconded by Mrs. Peppler and carried unanimously.

PUBLIC COMMENTS

None forthcoming.

ADJOURNMENT

There being no further business, the Board of Directors' meeting of the Redevelopment Agency adjourned at 10:20 P.M. The next regular meeting will be held on December 18, 2001.

Secretary