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 4:00 P.M. on November 19, 2002.

PRESENT

Karl N. (Kasey) Haws, Chairman
Susan Peppler, 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 5, 2002, were unanimously approved as submitted on motion of Mrs. Gilbreath, seconded by Mrs. Peppler.

JOINT PUBLIC HEARING - REDEVELOPMENT AGENCY AND CITY COUNCIL

Funds - Contract Award - Stuart Avenue Improvement Project - Public hearing was advertised for this time and place to consider City Council Resolution No. 6104, a resolution of the City Council of the City of Redlands authorizing payment by the Redlands Redevelopment Agency for publicly owned land and improvements and making findings relating thereto. Community Development Director Shaw reported the Redevelopment Agency has adopted a Five-Year Implementation Plan which includes goals and objectives as well as projects and programs to implement the Plan and assist in the elimination of blight. The Plan includes the assistance for hotel, restaurant and entertainment development within the downtown. He explained financing means are available to the Redevelopment Agency noting that the current project only includes the preparation of the Stuart Avenue Improvement Plan. Chairman Haws declared the meeting open as a public hearing for any questions or comments. None being forthcoming, the public hearing was declared closed. Mr. Harrison moved to direct staff to undertake the Stuart Avenue Improvement Project and award a contract to Hicks & Hartwick, Inc. for preparing the Stuart Avenue improvement plans in the amount of $9,400.00 Motion seconded by Mr. George and carried unanimously. Mr. Harrison moved to appropriate funds in the amount of $9,400.00 for this contract. Motion seconded by Mr. George and carried unanimously. (Also see City Council minutes dated November 19, 2002.)

JOINT MEETING - REDEVELOPMENT AGENCY AND CITY COUNCIL

Resolution No. 351 - Great Neighborhood Program - Mr. George moved to adopt Resolution No. 351, 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: Raul R. and Lucy S. Apodaca, 31 Roma Street, $10,000.00. Motion seconded by Mr. Harrison and carried unanimously. Mr. George moved to approve the Declarations of Covenants and Restrictions covering said property. Motion seconded by Mr. Harrison and carried unanimously. (Also see City Council minutes for November 19, 2002.)

NEW BUSINESS

Subordination Agreement - First Time Home Buyer Program - On motion of Mrs. Gilbreath, seconded by Mrs. Peppler, the Redevelopment Agency unanimously approved a subordination agreement with Camilia De La Torre, 1236 Placer Street, and authorized execution of the documents on behalf of the Redevelopment Agency.

Funds - Contract - Eminent Domain Authority - On motion of Mrs. Gilbreath, seconded by Mrs. Peppler, the Redevelopment Agency unanimously approved a contract with GRC Redevelopment Consultants, Inc. in the amount of $35,000.00 for professional services to prepare a plan amendment to establish eminent domain authority on residential property within the Redevelopment Project Area Plan. On motion of Mrs. Gilbreath, seconded by Mrs. Peppler, the Redevelopment Agency unanimously approved an appropriation of funds in the amount of $35,000.00.

Project Area Committee - On motion of Mrs. Gilbreath, seconded by Mrs. Peppler, the Redevelopment Agency unanimously approved formation of a Project Area Committee to serve as an advisory body to the Redevelopment Agency, which must consult with the Project Area Committee concerning policy matters that affect the residents of the project area during and after the plan amendment process.

PUBLIC COMMENTS

None forthcoming.

CLOSED SESSION

The Board of Directors' meeting of the Redevelopment Agency recessed at 4:04 P.M. to a closed session to hold a conference with its legal counsel in accordance with Government Code Section 54956.9(c) for one case of anticipated litigation. No report was expected from this closed session.

The next regular meeting will be held on December 3, 2002.

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Secretary