

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 3:32 P.M. on January 7, 2003.

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 December 17, 2002, were unanimously approved as submitted on motion of Mrs. Gilbreath, seconded by Mrs. Peppler.

JOINT MEETING - REDEVELOPMENT AGENCY AND CITY COUNCIL

Resolution No. 353 - Great Neighborhood Program - Mrs. Gilbreath moved to adopt Resolution No. 353, 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: Dennis and Lorā Mosher, 1232 Placer Street, \$10,000.00. Motion seconded by Mr. George and carried unanimously. Mrs. Gilbreath moved to approve the Declarations of Covenants and Restrictions dated January 7, 2003, covering said property. Motion seconded by Mr. George and carried unanimously. (Also see City Council minutes for January 7, 2003.)

Resolution No. 354 - Habitat for Humanity - Mrs. Gilbreath moved to adopt Resolution No. 354, 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 the request from Habitat for Humanity for an allocation of \$139,000.00 of set-aside funds for the acquisition of three vacant parcels for the construction of two manufactured homes to be built across the street from each other on Columbia Street and a 1,200 square foot house to be built on the corner of Clay Street and Dreka Avenue and authorized execution of the necessary document. Motion seconded by Mr. George and carried unanimously. (Also see City Council minutes for January 7, 2003.)

Resolution No. 355 - First Time Home Buyer - Mrs. Gilbreath moved to adopt Resolution No. 355, 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 Winston Owens and Joann Owens, 832 Texas Street, \$11,000.00 and authorized execution of the necessary documents. Motion seconded by Mr. George and carried unanimously. Mrs. Gilbreath moved to approve the Declarations of Covenants and Restrictions of Resale dated January 7, 2003, covering said property. Motion seconded by Mr. George and carried unanimously. (Also see City Council minutes for January 7, 2003.)

Agreement - Michael Phillips - On December 17, 2002, the Redevelopment Agency and City Council approved waiver of water and sewer capital improvement fees in the amount of \$57,000.00 for Michael Phillips for the purpose of development of a restaurant at the northeast corner of Orange and State Streets. Community Development Director Shaw presented an agreement relating the Redevelopment Agency's financial assistance and Mr. Phillip's obligations. Mrs. Gilbreath moved to approve the agreement between the City of Redlands, the Redlands Redevelopment Agency, and Michael Phillips regarding financial assistance and compliance with the California Labor Code. Motion seconded by Mr. George and carried unanimously. (Also see City Council minutes for January 7, 2003.)

Funds - Receivership Proceedings - Mrs. Gilbreath moved to approve the expenditure of \$590,000.00 from the Redevelopment Agency's low- and moderate-income housing funds to cover the on-going expenses associated with the Mountain Crest project (generally located in the northeast area of Redlands) and directed the City Attorney to prepare the appropriate agreement evidencing this encumbrance and authorized execution of the document on behalf of the City and Redevelopment Agency. Motion seconded by Mr. George and carried unanimously. (Also see City Council minutes for January 7, 2003.)

NEW BUSINESS

Resolution No. 356 - Redevelopment Plan Amendment - Community Development Director Shaw presented a proposed resolution as recommended by GRC Redevelopment Consultants to formally commence the Redevelopment Plan amendment process. The resolution also specifies the extent of eminent domain authority that the Agency will be pursuing the plan amendment. Mrs. Gilbreath moved to adopt Resolution No. 356, a resolution of the Redevelopment Agency of the City of Redlands authorizing staff to begin activities to amend the Redevelopment Plan for the Redlands Redevelopment Project Area. Motion seconded by Mrs. Pepler and carried unanimously.

First Time Home Buyers Program - Police Chief Bueermann reported the Redevelopment Agency has been offering a First Time Home Buyer program for Redlands residents since 1996. At this time, staff recommended a policy modification placing a cap on the purchase price of the home. After consulting with Neighborhood Housing Services, the Agency's First Time Home Buyer contractor, it was determined that the median home price in Redlands would be an appropriate cap. The current median home price is \$187,376; however, to ensure accuracy and keep pace with changes in the housing market, staff

would verify and adjust the median price annually. Mr. Gilbreath moved to approve a policy modification for the Redevelopment Agency's First Time Home Buyer Program placing a cap on the purchase price of single-family dwellings consistent with the median home price in Redlands. Motion seconded by Mrs. Peppler and carried unanimously.

PUBLIC COMMENTS

None forthcoming.

CLOSED SESSION

The Board of Directors meeting recessed at 3:39 P.M. to a closed session to hold a conference with its real property negotiator in accordance with Government Code Section 54956.8:

Property: APN Nos. 169-281-19 and 23

Negotiating parties: John Davidson and Johnny Moore

Under negotiation: Terms and price

No report was expected following the closed session.

The next regular meeting will be held on January 21, 2003.

Secretary