

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 3:56 P.M. on January 21, 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 January 7, 2003, were unanimously approved as submitted on motion of Mr. George, seconded by Mrs. Peppler.

JOINT MEETING - REDEVELOPMENT AGENCY AND CITY COUNCIL

Resolution No. 357 - Great Neighborhood Program - Mr. George moved to adopt Resolution No. 357, 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: Vinson A. Burnett, 24 North Buena Vista Street, Rosa E. Gilpatrick, 1114 West Palm Avenue, Lucas Gonzales and Reyna Gonzales, 923 Columbia Street, Raul S. and Claudia Marie Diaz, 503 Jurupa Avenue, Israel A. Virgen, 838 West Brockton Avenue, Lisa Torres, 607 Baldwin Avenue, Angela Carrion-Lopez, 1720 Ohio Street, Ruben and Graciela Vargas, 424 Mulvihill Avenue, and Alicia Macias, 855 Carlotta Court. Motion seconded by Mrs. Gilbreath and carried unanimously. Mr. George moved to approve the Declarations of Covenants and Restrictions dated January 21, 2003, covering said properties. Motion seconded by Mrs. Gilbreath and carried unanimously. (Also see City Council minutes for January 21, 2003.)

Resolution No. 358 - First Time Home Buyer - Mr. George moved to adopt Resolution No. 358, 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 Raymond York, 2061 West Redlands Boulevard, \$14,000.00 and authorized execution of the necessary documents. Motion seconded by Mrs. Gilbreath and carried unanimously. Mr. George moved to approve the Declarations of Covenants and Restrictions of Resale dated January 21, 2003, covering said property. Motion seconded by Mrs. Gilbreath and carried unanimously. (Also see City Council minutes for January 21, 2003.)

Development Strategy - Core Block - Mrs. Gilbreath introduced Ralph Megna, Economic Development Director, who reviewed a report regarding the core block (bounded by the I-10, Orange Street, Redlands Boulevard, and Eureka Street) in downtown Redlands. The report presented background information, identified the current challenge, proposed a development strategy, identified the team and costs associated with carrying out such a strategy and made a recommendation for action. The draft report was submitted to the Business and Economic Development Advisory Commission at the meeting held on January 8, 2003. The Commission considered the proposal presented and recommended the City Council and Redevelopment Agency prepare a development strategy for the core block in the downtown utilizing Redevelopment Agency Funds. Mr. Megna urged the City avoid the "oops" factor by taking control and stating what the City envisions for development in the core block as he felt the real estate was too valuable to be consumed by large surfacing parking lots. A comprehensive study of the area should include identifying geotechnical and cultural constraints as well as available adequate utility services. Mrs. Gilbreath urged approval of this concept noting the money is available in the Redevelopment Agency funds. Mrs. Pepler questioned the need for another study, and stated she was not in favor of using Redevelopment Agency funds for this purpose. Mr. George noted the money is also available through the Park Once grant. Mrs. Gilbreath moved to authorize the preparation of a development strategy for the core block in downtown adding that this study/plan shall be initiated and be a component of the amended Downtown Specific Plan, and directed staff to return in four weeks with more definitive information. Motion seconded by Mr. George and carried unanimously. (Also see City Council minutes for January 21, 2003.)

NEW BUSINESS

Subordination Agreement - Breman - Mr. George moved to approve a subordination agreement with Joseph and Galit Breman, 129 Church Street, and authorized execution of the document on behalf of the Redevelopment Agency. Motion seconded by Mrs. Pepler and carried unanimously.

PUBLIC COMMENTS

None forthcoming.

ADJOURNMENT

There being no further business, the Board of Directors' meeting of the Redevelopment Agency adjourned at 3:37 P.M. The next regular meeting will be held on February 4, 2003.

Secretary