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 5:57 P.M. on June 17, 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 June 3, 2003, were unanimously approved as submitted on motion of Mrs. Peppler, seconded by Mr. George.

NEW BUSINESS

Subordination Agreements - On motion of Mrs. Peppler, seconded by Mr. George, the Redevelopment Agency Board unanimously approved First Time Home Buyer Program subordination agreements with: Anne L. Cavender, 606 Harding Drive; Jonathan W. and Tammy L. Jarboe, 1602 Herrington Drive; Norman S. and Stephanie A. Parker, 15 La Salle Street; and Seferino and Nohemi Ramos, 108 Doyle Street, and authorized execution of the agreements.

Purchase and Sale Agreements and Escrow Instructions - Executive Director Davidson reported that on May 6, 2003, at its closed session, the Redevelopment Agency Board of Directors gave instructions to its negotiators regarding the proposed terms and price for purchase of real property located on Stuart Avenue. Mrs. Peppler moved to approve the agreement for purchase and sale and escrow instructions with The Moore Group authorizing the purchase of Assessor's Parcel No. 169-281-19 located at 31 West Stuart Avenue in the amount of $440,000.00 plus escrow fees. Motion seconded by Mr. George and carried unanimously. Mrs. Peppler moved to approve the agreement for purchase and sale and escrow instructions with Santa Fe Annex authorizing the purchase of Assessor's Parcel No. 169-281-23 located at 205 West Stuart Avenue in the amount of $265,500.00 plus escrow fees. Motion seconded by Mr. George and carried unanimously. Mrs. Peppler moved to authorize the Chairman, Executive Director and Secretary to execute the documents on behalf of the Redevelopment Agency. Motion seconded by Mr. George and carried unanimously.

Agreement - Funds - Core Block Development Strategy - Mr. Harrison reported the City Council and the Redevelopment Agency have previously considered a proposal to create a pro-active development strategy for the "core block" in downtown Redlands, an area bounded by I-10 Freeway on the north, Orange Street on the east, Eureka Street on the west, and Redlands Boulevard on the south. The City Council and Redevelopment Agency approved the project in concept and agreed that it could be funded from the *Park Once* federal grant. At this time, Public Works staff estimates that authorization to expend funds subject to reimbursement from the federal grant will occur in September, 2003. Several proposed projects are creating new urgency for the City to come forward with a clear vision of how it wants its downtown to be developed. A Downtown Development Strategy team would be implemented through a change order to the existing memorandum of understanding with the Chamber of Commerce for a joint economic development program. Ralph Megna, Economic Development Director, would be designated as the team leader and would be responsible to the Redevelopment Agency's Executive Director (John Davidson) for the program and budget management. Mr. Megna was present to answer any questions or concerns. Mrs. Gilbreath moved to approve an agreement with the Redlands Chamber of Commerce to implement a pro-active development strategy of the downtown "core block" as proposed and authorized an additional appropriation of $50,000.00 from unallocated Redevelopment Agency funds for this purpose. Motion seconded by Mr. Harrison and carried unanimously.

PUBLIC COMMENTS

None forthcoming.

ADJOURNMENT

There being no further business, the Board of Directors' meeting of the Redevelopment Agency adjourned at 6:00 P.M. The next regular meeting will be held on July 1, 2003.

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Secretary