

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 3:50 P.M. on September 16, 2003.

PRESENT Karl N. (Kasey) Haws, Chairman
Pat Gilbreath, Member
Gary George, Member
Jon Harrison, Member

ABSENT Susan Peppler, Vice Chairman

STAFF John Davidson, Executive Director; Daniel J. McHugh, Agency Attorney; Jeffrey L. Shaw, Community Development Director; James R. Bueermann, Police Chief; and Lorrie Poyzer, Agency Secretary.

The minutes of the regular meeting of September 2, 2003, were approved, by AYE votes of all present, as submitted on motion of Mr. George, seconded by Mrs. Gilbreath.

PUBLIC HEARING

Resolution No. 363 - Five-Year Implementation Plan - Public hearing was advertised for this time and place to conduct a midterm review of the Five-Year Implementation Plan for the Redlands Redevelopment Project. Community Development Director Shaw reported that Section 33490 of the Health and Safety Code (Community Redevelopment Law) requires Redevelopment agencies to adopt a Five-Year Implementation Plan for each Project Area and to conduct a noticed public hearing at least once during the five-year term of the Implementation Plan. The hearing serves to accept testimony of all interested parties for the purpose of reviewing the Redevelopment Plan and corresponding Implementation Plan and evaluating the progress of the Redevelopment Project. The current Implementation Plan, which was attached to the staff report, was adopted by the Redevelopment Agency on August 1, 2000. It discusses the goals and objectives of the Redevelopment Plan and outlines the Agency's strategies to achieve these goals and objectives. In addition, the Plan presents the projects, programs and expenditures that have been developed as a means to attain the stated goals and objectives during the five-year term. The Implementation Plan described how these activities will eliminate blight within the Project Area, as well as implementation of the low- and moderate-income housing requirements. Mr. Shaw summarized changes to the Redevelopment Plan and projects that have been completed, or are near completion, that have occurred since the adoption of the Five-Year Implementation Plan in August, 2000. He also provided an update of the targeted projects/programs and expenditures for the current term of the Plan. He noted the mid-term review provides the Agency with an opportunity to evaluate the list of future projects/programs and expenditures and make any modifications or additions. Staff recommended two additions to the non-residential projects/programs and expenditures list: the development of an auto mall at the Interstate 10 Freeway/210 Freeway Interchange and assistance in

traffic circulation within that portion of the Project Area located in the East Valley Corridor Specific 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. George moved to adopt Resolution No. 363, a resolution of the Redevelopment Agency of the City of Redlands approving certain changes to the Five-Year Implementation Plan for the Redlands Redevelopment Project Area, and directed staff to revised the Plan as provided in said resolution. Motion seconded Mrs. Gilbreath and carried by AYE votes of all present.

PUBLIC COMMENTS

None forthcoming.

RECESS

The Board of Directors' meeting recessed at 3:52 P.M. and reconvened at 7:17 P.M.

JOINT MEETING - REDEVELOPMENT AGENCY AND CITY COUNCIL

Redevelopment Project, Amendment No. 4 - (See City Council minutes for September 16, 2003, for their actions on this matter.) A joint public hearing was noticed for this time and place to consider an amendment to the Redevelopment Plan for the Redlands Redevelopment Project to establish eminent domain authority to include residential properties within the Project Area.

Resolution No. 364 - Report - Mr. Harrison moved to adopt Resolution No. 364, a resolution of the Redevelopment Agency of the City of Redlands approving and transmitting to the Redlands City Council the Agency's report on the proposed Fourth Amendment to the Redevelopment Plan, as amended, for the Redlands Redevelopment Project. Motion seconded by Mr. George and carried by AYE votes of all present.

Chairman Haws declared the meeting open as a joint public hearing for the purpose of considering the proposed fourth amendment to the Redevelopment Plan, as amended, for the Redlands Redevelopment Project and the Final Environmental Impact Report (EIR) prepared in connection therewith. The Redevelopment Agency staff will present evidence and testimony regarding this amendment and the Final EIR. Public testimony in connection with the amendment and the Final EIR will also be taken. Mr. Haws noted that under the law, it was his responsibility to preside over this joint public hearing. The State law under which the meeting is proceeding is Part 1 of Division 24 of the Health and Safety Code, commencing with Section 33000 (commonly referred to as the "Community Redevelopment Law") and the California Environmental Quality Act commencing with Section 21000 of the Public Resources Code (commonly referred to as "CEQA").

Community Development Director Shaw reported that based on Community Redevelopment Law (Health and Safety Code Sections 33000 et seq.)

requirements, the Redevelopment Agency staff and GRC Redevelopment Consultants recommended action by the Redlands City Council and the Redevelopment Agency of the City of Redlands to adopt Amendment No. 4 to the Redevelopment Plan. Mr. Shaw reviewed the history of the Redevelopment Plan and the formation of a Project Area Committee (PAC) and the meetings that have been held. On behalf of the City of Redlands and the Redevelopment Agency, Chairman Haws expressed appreciation to the members of the PAC: Chairman Daniel Alguire, Philemon Diaz, Ron Ludikhuize, Joanna Alguire, Bruce Humphries, Wayne Stair, and Richard Burkhart. The joint public hearing was declared open for any written or oral comments. Expressing concerns about eminent domain were: Michael Palmer, Miguel Robles, Jean Zeller, Benjamin Spring and Ann Gupta. A letter was received from Climet Instruments Company, 1320 West Colton Avenue. The joint public hearing was declared closed.

Resolution No. 365 - Final EIR - Amendment No. 4 - Mr. Harrison moved to adopt Resolution No. 365, a resolution of the Redevelopment Agency of the City of Redlands certifying the Final Environmental Impact Report for the Fourth Amendment to the Redevelopment Plan, as amended, for the Redlands Redevelopment Project, adopting findings pursuant to the California Environmental Quality Act, adopting a Statement of Overriding Considerations, and approving the Fourth Amendment to the Plan. Motion seconded by Mrs. Gilbreath and carried by AYE votes of all present.

ADJOURNMENT

There being no further business, the Board of Directors' meeting of the Redevelopment Agency adjourned at 7:55 P.M. The next regular meeting will be held on October 7, 2003.

Secretary