

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 4:24 P.M. on January 20, 2004.

PRESENT

Susan Pepler, Chairman
Gilberto Gil, 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 6, 2004, were unanimously approved as submitted on motion of Mrs. Gilbreath, seconded by Mr. Harrison.

JOINT MEETING - REDEVELOPMENT AGENCY AND CITY COUNCIL

Resolution No. 372 - Great Neighborhood Program - Mrs. Gilbreath moved to adopt Resolution No. 372, 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: Maryann Torres, 1123 Ohio Street, for \$10,000.00. Motion seconded by Mr. George and carried unanimously. Mrs. Gilbreath moved to approve the Declarations of Covenants and Restrictions dated January 20, 2004, covering said property. Motion seconded by Mr. George and carried unanimously. (Also see Resolution No. 6239 in the City Council minutes for January 20, 2004.)

Resolution No. 373 - Set-Aside Funds - Mountain View Acres - Responding to Mr. Harrison's request for clarification, Police Chief Bueermann reported Mountain View Acres is a senior housing project consisting of 30 bungalows, 84 independent living units, 102 assisted living units, and a 24-bed Alzheimer facility located at Wabash Avenue and Fifth Avenue. Mountain View Acres was granted \$600,000.00 of Redevelopment set-aside funds from the Developer Assistance Category on July 20, 1999. The funds were utilized as follows: \$546,376.00 for land acquisition and \$53,624.00 for City fees. Due to an unexpected expenditure for the installation of the master-planned storm drain, Mountain View Acres is returning to request an additional \$50,000.00 to help off-set the cost. Mr. George stated he was not keen on granting this additional request as it was not much benefit to the City. William Feenstra, Vice President of Mountain View Acres, Inc., explained their request noting that they would be providing 11 low-income units. Willing to approve this request, Mr. Harrison told Mr. Feenstra we are about "tapped out" and suggested they look at other avenues in the future. He then moved to adopt Resolution No. 373, 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. Motion seconded by Mrs. Gilbreath and carried with Councilmember George voting NO. Mr. Harrison moved to approve the award of an additional \$50,000.00 of set-aside funds to Mountain View Acres for payment of Developer Impact Fees for the development of a senior housing project located at Wabash Avenue and Fifth Avenue. Motion seconded by Mrs. Gilbreath and carried with Mr. George voting NO. (Also see Resolution No. 6240 in the City Council minutes for January 20, 2004.)

Subordination Agreement - Mrs. Gilbreath moved to approve a subordination agreement for an existing silent second trust with Peter Nelson and Jill Nelson, 430 Phlox Court, and authorized execution of the subordination agreement on behalf of the Redevelopment Agency. 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 4:33 P.M. The next regular meeting will be held on February 3, 2004.

Secretary