

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 4:49 P.M. on November 2, 2004.

PRESENT Susan Pepler, Chairperson
Gilberto Gil, Vice Chairperson
Pat Gilbreath, Boardmember
Gary George, Boardmember
Jon Harrison, Boardmember

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.

CONSENT CALENDAR

Minutes - The minutes of the regular meeting of October 19, 2004, were unanimously approved as submitted on motion of Mrs. Gilbreath, seconded by Mr. Gil.

Contract - Katz Hollis - On motion of Mrs. Gilbreath, seconded by Mr. Gil, the Board of Directors unanimously approved the professional services agreement with the firm of Katz Hollis to assess the statutory and fiscal status of the Redevelopment Agency and to provide an independent financial analysis of the proposed projects in the Downtown Project Area, and authorized the Chairperson and Secretary to execute the document on behalf of the Agency.

JOINT MEETING - REDEVELOPMENT AGENCY AND CITY COUNCIL

Resolution No. 383 - Great Neighborhood Program - Mrs. Gilbreath moved to adopt Resolution No. 383, 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 Mario and Cynthia Zambrano, 801 Falcon Lane, for \$10,000.00. Motion seconded by Mr. Gil and carried unanimously. Mrs. Gilbreath moved to approve the Declarations of Covenants and Restrictions dated November 2, 2004, covering said properties. Motion seconded by Mr. Gil and carried unanimously. (Also see Resolution No. 6336 in the City Council minutes for November 2, 2004.)

NEW BUSINESS

Resolution No. 384 - North Redlands Redevelopment Project - Due to a potential conflict of interest, Mr. Gil retired from the Council Chambers and did not participate in this matter noting he owned property within the project area. Community Development Director Shaw recommended Resolution No. 384, a

resolution of the Redevelopment Agency of the City of Redlands setting forth a policy for limiting the use of eminent domain for the North Redlands Redevelopment Project; establishing the base year assessment roll it proposes to use for the North Redlands Redevelopment Project; authorizing the transmittal of a map, boundary description, and a statement to taxing officials and agencies; and authorizing payment of a filing fee to the State Board of Equalization, and another item listed on the City Council agenda regarding the formation of a Project Area Committee be continued in order to allow time to educate the residents of the area. The Agency plans to prepare and send a newsletter to the residents and hold a town hall meeting. During the City Council meeting, the consultant, Ernie Glover, had suggested a time frame for the town hall meeting and timing for the City Council and Redevelopment Agency to re-schedule these items. Mrs. Gilbreath moved to continue this matter to January 4, 2005, and the motion was seconded by Mr. George. At this time, Mrs. Peppler called on members of the audience who wished to address this issue. Speaking as a concerned citizen, City employee Mario Saucedo told Board members residents of the northside wanted to be treated in a fair and equitable manner and offered to assist in this endeavor. Bonnie Townsend urged the Agency and City and residents of the northside of work together. Phil Diaz who serves on the Downtown Redevelopment Project Area Committee asked why another committee was necessary and explained the Project Area Committee process to members of the audience. Connie McFarland, a member of the Lugonia Community Association, urged Board members to consider the residents and not commercial projects. On behalf of the Flores Family, Cathy Chavez urged the Board members to use State park bond monies to improve the open space on the northside. Robert Gonzales angrily addressed Board members about the concerns of the northside residents. Following the public comments, the motion to continue this matter was approved by AYE votes of all present with Mr. Gil abstaining.

PUBLIC COMMENTS

None forthcoming.

ADJOURNMENT

There being no further business, the Board of Directors' meeting of the Redevelopment Agency adjourned at 5:19 P.M. The next regular meeting will be held on November 16, 2004.

Secretary