

MINUTES of a regular meeting of the Board of Directors of the Redevelopment Agency of the City of Redlands held in the Council Chambers, Civic Center, 35 Cajon Street, at 4:21 P.M. on August 1, 2006.

PRESENT Jon Harrison, Chairperson
Pat Gilbreath, Vice Chairperson
Mick Gallagher, Boardmember
Pete Aguilar, Boardmember

ABSENT Gilberto Gil, Boardmember

STAFF John Davidson, Executive Director; Daniel J. McHugh, Agency Attorney; Don Gee, Redevelopment Agency Director; and Lorrie Poyzer, Agency Secretary

JOINT MEETING - REDEVELOPMENT AGENCY AND CITY COUNCIL

Project Area Committee Meeting - Redevelopment Agency Director Gee reviewed the action of the Project Area Committee meeting held on July 11, 2006. Committee members expressed their desire to continue beyond the anticipated expiration date of October 7, 2006, and recommended the City Council extend the Project Area Committee services for another year. This will be presented for discussion at the September 5, 2006, meeting. Mrs. Gilbreath moved to receive and file the report of the Project Area Committee actions of July 11, 2006 regarding the Redlands Redevelopment Project Area. Motion seconded by Mr. Gallagher and carried by AYE votes of all present. (Also see City Council minutes dated August 1, 2006).

CONSENT CALENDAR

Minutes - The minutes of the regular meeting of July 18, 2006, were approved as submitted on motion of Mrs. Gilbreath, seconded by Mr. Gallagher.

Agreement - Taxing Agencies Calculations - On motion of Mrs. Gilbreath, seconded by Mr. Gallagher, the Board approved, by AYE votes of all present, an agreement with HdL Coren & Cone for taxing agencies calculations with annual updates in an amount not to exceed \$1,500.00 for the first year setup and an amount of \$1,000.00 for annual updates for the Redlands Redevelopment Project Area and authorized the Chairperson to execute, and the Secretary to attest to, the document on behalf of the Agency.

Agreements - Lead-Based Paint - On motion of Mrs. Gilbreath, seconded by Mr. Gallagher, the Board approved, by AYE votes of all present, professional services agreements for lead-based paint inspection and testing services with (1) AAA Lead Consultants and Inspections, Inc. for a not to exceed fee of \$5,000.00; (2) HomeSafe Environmental, Inc. for a not to exceed fee of \$5,000.00; and (3) L. Y. Environmental, Inc., for a not to exceed fee of \$5,000.00, and authorized the Chairperson to execute, and the Secretary to attest to, the documents on behalf of the Agency.

Agreement - Affordable Housing Program - On motion of Mrs. Gilbreath, seconded by Mr. Gallagher, the Board approved, by AYE votes of all present, an agreement for loan and grant management services with AmeriNational Community Services, Inc. for a not to exceed fee of \$23,450.00 and authorized the Chairperson to execute, and the Secretary to attest to, the document on behalf of the Agency.

NEW BUSINESS

Meeting Attendance - No reports forthcoming.

PUBLIC COMMENTS

None forthcoming.

CLOSED SESSION

The Board of Directors' meeting recessed at 4:23 P.M. to a closed session to discuss the following:

- a. Conference with real property negotiator - Government Code § 54956.8
Property: APN 162-050-21, 169-281-47 through 50
Negotiating parties: John Davidson, Executive Director and
Don Gee, Redevelopment Agency Director
and Howard Floyd
Under negotiation: Terms and price
- b. Conference with real property negotiator - Government Code § 54956.8
Property: APN 0169-151-32
Negotiating parties: John Davidson, Executive Director and Ronald Shade
Under negotiation: Terms and price
- c. Conference with real property negotiator - Government Code § 54956.8
Property: APN 0169-151-22
Negotiating parties: John Davidson, Executive Director and
Marion L. Conley
Under negotiation: Terms and price
- d. Conference with real property negotiator - Government Code § 54956.8
Property: APN 0169-151-29
Negotiating parties: John Davidson, Executive Director and
Jose G. and Alfonso A. Perez
Under negotiation: Terms and price
- e. Conference with real property negotiator - Government Code § 54956.8
Property: APN 0169-271-44
Negotiating parties: John Davidson, Executive Director and
Brian and Barbara Harkness
Under negotiation: Terms and price
- f. Conference with real property negotiator - Government Code § 54956.8
Property: APN 0169-271-47 and 0169-271-52
Negotiating parties: John Davidson, Executive Director and
George W. & Eleanor L. McGrath
Under negotiation: Terms and price

- g. Conference with real property negotiator - Government Code § 54956.8
Property: APN 0169-271-21
Negotiating parties: John Davidson, Executive Director and Arturo and Julio Garcia
Under negotiation: Terms and price
- h. Conference with real property negotiator - Government Code § 54956.8
Property: APN 0169-271-20 and 0169-271-14
Negotiating parties: John Davidson, Executive Director and Debra Jean Martinez
Under negotiation: Terms and price
- i. Conference with real property negotiator - Government Code § 54956.8
Property: APN 0169-271-18 and 0169-271-19
Negotiating parties: John Davidson, Executive Director and Nicolae and Diona Farcas
Under negotiation: Terms and price
- j. Conference with real property negotiator - Government Code § 54956.8
Property: APN 0169-271-17
Negotiating parties: John Davidson, Executive Director and Mary E. Weller
Under negotiation: Terms and price
- k. Conference with real property negotiator - Government Code § 54956.8
Property: APN 0169-271-15 and 0169-271-16
Negotiating parties: John Davidson, Executive Director and Ofelia E. Escobedo
Under negotiation: Terms and price
- l. Conference with real property negotiator - Government Code § 54956.8
Property: APN 0169-271-13
Negotiating parties: John Davidson, Executive Director and Fernando E. Villchis and E/J. A. Trust
Under negotiation: Terms and price

The Board of Directors' meeting reconvened at 8:28 P.M.

PUBLIC HEARING

Resolution No. 401 - Implementation Plans - Chairperson Harrison declared the meeting open as a public hearing to consider Resolution No. 401, a resolution of the Redevelopment Agency of the City of Redlands approving and adopting the Fiscal Year 2005-2009 Five-Year Redevelopment Implementation Plan and Ten-Year Housing Compliance Plan for the Redlands Redevelopment Project. Redevelopment Agency Director Gee explained AB 12909, also referred to as the Redevelopment Reform Act of 1993, requires every Redevelopment Agency in the State to adopt five-year implementation plans for its respective redevelopment projects. The Fiscal Year 2005-2009 Five-Year Implementation Plan and Housing Compliance Plan, prepared by GRC Redevelopment Consultants, Inc., updates the two previously-adopted plans. Ernie Glover, GRC Redevelopment Consultants, reviewed the plans. There being no verbal nor written comments, the public hearing was declared closed. Mrs. Gilbreath moved to determine and find that adoption of the Fiscal Year 2005-2009 Five-Year Implementation Plan and Ten-Year Housing Compliance Plan for the Redlands Redevelopment Project does not constitute

a project within the meaning of Section 21000 of the Public Resources Code and is, consequently, statutorily exempt under Section 15262 of the California Environmental Quality Act Guidelines requiring environmental documentation pursuant to Section 33490 of the Health and Safety Code, and directed staff to file a Notice of Exemption in accordance with law, and to adopt Resolution No. 401. Motion seconded by Mr. Gallagher and carried by AYE votes of all present.

NEW BUSINESS (continued)

Replacement Housing Plans - Redevelopment Agency Director Gee explained the Redevelopment Agency has been in discussions with HNJ Land Company, LLC regarding the proposed urban downtown hotel and mixed-use project at the intersection of Orange Street and Pearl Avenue and with General Growth Partners, Inc. regarding the proposed Promenade Retail Center Project at the intersection of Eureka Street and Stuart Avenue. As a result of these discussions, the Redevelopment Agency has caused to be prepared two separate and distinct replacement-housing plans for the proposed projects. The Redevelopment Agency is committed to providing housing opportunities for people of all incomes, especially those of low- and moderate-income. The dwelling units removed at 604 and 608 Third Street and 607 West Stuart Avenue, will be replaced within four years as part of future affordable housing projects planned or otherwise being contemplated by the Redevelopment Agency.

Resolution No. 402 - Replacement Housing Plan - Mrs. Gilbreath moved to adopt Resolution No. 402, a resolution of the Redlands Redevelopment Agency approving a replacement housing plan for 604 and 608 Third Street (urban downtown hotel and mixed-use project). Motion seconded by Mr. Gallagher and carried by AYE votes of all present.

Resolution No. 403 - Replacement Housing Plan - Mrs. Gilbreath moved to adopt Resolution No. 403, a resolution of the Redlands Redevelopment Agency approving a replacement housing plan for 607 West Stuart Avenue (Promenade Retail Project). Motion seconded by Mr. Gallagher 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 8:40 P.M.

The next regular meeting scheduled for August 15, 2006, will not be held. The Redevelopment Agency Board of Directors' meeting will meet on September 5, 2006.