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 5:35 P.M. on April 3, 2007.

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

ABSENT None

STAFF Sam J. Racadio, Acting Executive Director; Daniel J. McHugh, Agency Attorney; Steven H. Dukett, Interim Redevelopment Agency Director; Michael Reynolds, Agency Treasurer; and Lorrie Poyzer, Agency Secretary

JOINT MEETING - REDEVELOPMENT AGENCY AND CITY COUNCIL

Redlands Cable Television Upgrade - Deputy Police Chief Hyman reported the City Council is endeavoring to raise revenues, cut expenses and still provide essential City services, clear communication directly with the citizens of Redlands. Redlands government cable access over Redlands TV Channel 3 has long been a vehicle for providing that communication. The potential of RTV3, however, has only begun to be realized. As staff has begun conceiving and producing current programs, they have frequently run into the frustrating limitations of aging, previously usecd equipment that was installed when the City first signed its cable franchise agreement in 1997 with what was then TCI Cable, later Adelphia and currently Time-Warner. Finance Director Kundig explained that with the cable franchise agreement entered into last year between the City and Verizon, the City now has a $9,000.00 annual PEG (Public Education and Government) fee for 15 years, a source of funding that must be used for the City's cable TV infrastructure and/or operation. The total project cost of approximately $164,000.00 will be paid by a $68,000.00 commitment from the Redevelopment Agency and a $48,000.00 commitment from the Municipal Utilities Department. Of the remaining $48,000.00, $9,000.00 has already been received from Verizon's annual PEG fund payment. The remaining $39,000.00 will be financed with annual payments made from the PEG fund. The financing of the equipment can be accomplished through an agreement with Municipal Financing Corporation over a five-year lease period at an interest rate of 4.95%. Payments of $8,303.60 will be made annually in arrears beginning one year after the date of funding. These funding arrangements were a collaborative effort by all of the affected department heads. Interim Redevelopment Agency Director Dukett said this source of funding, supplemented by funds from the City's Redevelopment Agency and Municipal Utilities Department, which will benefit from the ability of the City to produce and televise promotional programming, will allow the City to upgrade the RTV3 equipment with modern digital technology that will both improve the quality of programming and free up valuable staff and volunteer resources. In addition, the bid now before the City Council will allow the City to enter further into the computer age with web casting of its RTV3 programming, an even greater opportunity to communicate directly with the public, providing citizens the ability to view programming, including City Council and other meetings, at their convenience. This proposal also includes a $22,560.00 contract with Joey Whittemore for production services. Under the contract, Mr. Whittemore would create eight full productions and initiate eight more pipeline productions.

Funds - Mrs. Gilbreath moved to approve the proposed upgrade, funding plan and additional appropriations in the amount of $164,000.00 for the Redlands Cable Television facilities and program. Motion seconded by Mr. Gallagher and carried unanimously.

Professional Services Agreement - Mrs. Gilbreath moved to authorize staff to negotiate a professional services agreement with Joey Whittemore for production services, subject to the approval of the Executive Director and Agency Attorney, and authorized the Chairman to execute, and the Secretary to attest to, the document on behalf of the Redevelopment Agency. Motion seconded by Mr. Gallagher and carried unanimously. (Also see City Council minutes for April 3, 2007.)

CONSENT CALENDAR

Minutes - On motion of Mrs. Gilbreath, seconded by Mr. Gil, the minutes of the regular meeting of March 20, 2007, were approved as submitted.

North Redlands Revitalization Project - Due to a potential conflict of interest, Mr. Gil retired from the Council Chambers and did not participate in this matter; a Public Disclosure of Potential Conflict of Interest form is on file in the City Clerk's Office. Mrs. Gilbreath moved to authorize staff and consultants to proceed with the planning process for the North Redlands Revitalization Project. Motion seconded by Mr. Gallagher and carried with Mr. Gil having abstained.

Lease - On motion of Mrs. Gilbreath, seconded by Mr. Gil, the Agency Board unanimously approved the terms of a commercial office space lease for the building located at 210-212 East Citrus Avenue (APN 0171-281-04) and authorized the Agency Chairman to execute, and the Secretary to attest to, a lease based upon the terms outlined in the staff report dated April 3, 2007, and the letter of intent between the Redevelopment Agency and Community Bank dated March 26, 2007.

Ten-Year Extension - Redevelopment Plan - On motion of Mrs. Gilbreath, seconded by Mr. Gil, the Agency Board unanimously authorized staff and consultants to proceed with the planning process for a ten-year extension of the Redevelopment Plan for the Redlands Redevelopment Project Area.

OMMUNICATIONS

Meeting Attendance - No reports forthcoming.

NEW BUSINESS

Refunding Tax Allocation Bonds - Interim Redevelopment Agency Director Dukett explained the benefits of refunding the housing portion of the Redevelopment Agency's Tax Allocation Bonds, Series 2003A. Mrs. Gilbreath moved to direct the financing team of Urban Futures, Inc. (financial advisors), Best Best and Krieger (bond and disclosure counsel) and DeLaRosa & Company (investment bankers) to initiate the refunding of approximately $4 million worth of the housing component of the Agency's 2003 Tax Allocation Bonds, Series 2003A. Motion seconded by Mr. Aguilar and carried unanimously.

PUBLIC COMMENTS

Habitat for Humanity - On behalf of Habitat for Humanity, San Bernardino Area, Paula Akompomg thanked the Redevelopment Agency for their assistance with the approval of the owner participation agreement at the meeting held on March 20, 2007, for the development of a new single-family residence at 830 Tribune Street. Mr. Harrison presented a very large display (non-negotiable) check in the amount of $112,000.00 to Ms. Akompomg and thanked Habitat for Humanity for their efforts.

ADJOURNMENT

There being no further business, the Board of Directors' meeting of the Redevelopment Agency adjourned at 5:58 P.M. The next regular meeting will be held on April 17, 2007.