

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 5:20 P.M. on September 19, 2006.

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

ABSENT None

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

JOINT MEETING -- REDEVELOPMENT AGENCY AND CITY COUNCIL

Parking Structure Design Feasibility Study - Redevelopment Agency Director Gee reported that on July 18, 2006, the Redevelopment Agency approved an agreement for a parking structure analysis and parking consultant services with International Parking Design, Inc. to provide a conceptual analysis and initial design of a parking structure on two locations on Citrus Avenue in downtown Redlands. The parking consultant examined two sites owned by the City and/or Redevelopment Agency on Citrus Avenue, as instructed by staff, to determine the feasibility of the construction of a multi-level parking structure at either site after considering the specific site constraints and design requirements for a parking structure. A rough cost estimate has been provided as well as the conceptual analysis. Through a PowerPoint presentation, Mr. Gee summarized the report. Mr. Harrison moved to receive and file the Downtown Redlands Parking Study conducted by International Parking Design, Inc. and requested staff prepare a report and recommendation for a City Council workshop on downtown parking and use of Park Once Grant funds within the next 60-90 days. Motion seconded by Mrs. Gilbreath and carried unanimously. (Also see City Council minutes for September 19, 2006.)

CONSENT CALENDAR

Minutes - On motion of Mrs. Gilbreath, seconded by Mr. Gil, the minutes of the regular meeting of September 5, 2006, were approved as submitted.

Amendment - Purchase Agreement - Howard Floyd - On motion of Mrs. Gilbreath, seconded by Mr. Gil, the Board of Directors unanimously approved an amendment to the purchase and sale agreement with Howard P. Floyd approved on September 5, 2006, for property identified as Assessor's Parcel Nos. 169-281-47, 48, 49 and 50 for property located at 330 Third Street and authorized the Chairperson to execute, and the Secretary to attest to, the document on behalf of the Redevelopment Agency.

Agreement - Environmental Assessments - On motion of Mrs. Gilbreath, seconded by Mr. Gil, the Board of Directors unanimously approved an agreement to furnish preliminary environmental site assessment consulting services with C.H.J. Incorporated for a not to exceed amount of \$3,200.00 for property identified as Assessor's Parcel Nos. 169-281-47, 48, 49 and 50 for property located at 330 Third Street and authorized the Chairperson to execute, and the Secretary to attest to, the document on behalf of the Redevelopment Agency.

Agreement - Affordable Housing Program Loans and Grants - On motion of Mrs. Gilbreath, seconded by Mr. Gil, the Board of Directors unanimously approved rescinding the August 1, 2006, agreement with AmeriNational Community Services, Inc., and approved a revised 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 Redevelopment Agency.

Resolution No. 404 - Termination of Regulatory Agreement - On motion of Mrs. Gilbreath, seconded by Mr. Gil, the Board of Directors unanimously adopted Resolution No. 404, a resolution of the Board of Directors of the Redevelopment Agency of the City of Redlands rescinding Resolution No. 247 and terminating the regulatory agreement and declaration of restrictive covenants with Steven A. Morse and Agnes Morse for 200 Craig Court. On motion of Mrs. Gilbreath, seconded by Mr. Gil, the Board of Directors unanimously approved said document and authorized the Chairperson to execute, and the Secretary to attest to, the document on behalf of the Redevelopment Agency.

Agreement - Graphic Design Services - On motion of Mrs. Gilbreath, seconded by Mr. Gil, the Board of Directors unanimously approved an agreement for graphic design consulting services with Thom Salisbury for an amount not to exceed \$5,000.00 for graphic design services leading to the production of marketing materials for the Western Division Conference of the International Council of Shopping Centers to be held on October 3-5, 2006, in Palm Springs and authorized the Chairperson to execute, and the Secretary to attest to, the document on behalf of the Redevelopment Agency.

## NEW BUSINESS

Meeting Attendance - No reports forthcoming.

Exclusive Negotiation Agreement - Redlands Plaza - Redevelopment Agency Director Gee explained that Galaxy Commercial Holding, LLC completed the purchase of the former Dangermond Nursery site and created a new development entity, 1300 Redlands Blvd. Associates, LLC (Redlands Plaza) to revitalize and develop the area on Redlands Boulevard and Kansas Street, adjacent to the City Corporation Yard, with a proposal to develop 80,000 to 200,000 square feet of Class A office/retail commercial facilities fronting on Redlands Boulevard. Mr. Raffi Cohen, Managing Member, 1300 Redlands

Blvd. Associates, LLC, reviewed his proposal with a PowerPoint presentation. Mr. Gil questioned Mr. Cohen about his intention to use eminent domain to acquire additional parcels. Mr. Cohen replied he hoped to negotiate with the owners of the two motels before having to consider eminent domain. At this point in the discussion, Police Chief Bueermann expressed surprise that the motel he had hoped to use for a Parolee Re-Entry Program was being considered for this project. Mrs. Gilbreath moved to approve an exclusive negotiation agreement and funding agreement with 1300 Redlands Blvd. Associates, LLC (Redlands Plaza) and authorized the Chairperson to execute, and the Secretary to attest to, the document on behalf of the Redevelopment Agency. Motion seconded by Mr. Gallagher and carried with Mr. Gil voting NO.

Exclusive Negotiation Agreement - First Congregational Church - Due to a potential conflict of interest, Mrs. Gilbreath 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. Redevelopment Agency Director Gee explained the First Congregational Church of Redlands has proposed to the Redevelopment Agency that it enter into an exclusive negotiation agreement to determine the feasibility of the Redevelopment Agency's participation in the rehabilitation and conversion of 13 existing apartment units located at 24 West Olive Avenue, outside of the Redevelopment Project Area, to affordable senior housing with long term covenants. Ken Hendershot and Ed Huston from the First Congregational Church, reviewed a PowerPoint presentation showing the need for rehabilitating this existing apartment building. Mr. Gallagher moved to approve an exclusive negotiation agreement with the First Congregational Church of Redlands and authorized the Chairperson to execute, and the Secretary to attest to, the document on behalf of the Redevelopment Agency. Motion seconded by Mr. Gil and carried with Mrs. Gilbreath having abstained.

#### PUBLIC COMMENTS

None forthcoming.

#### ADJOURNMENT

There being no further business, the Board of Directors' meeting of the Redevelopment Agency adjourned at 6:10 P.M. The next regular meeting will be held on October 3, 2006.