

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 4:25 P.M. on September 5, 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

CONSENT CALENDAR

Minutes - The minutes of the regular meetings of August 1, 2006, and August 15, 2006, were unanimously approved as submitted on motion of Mrs. Gilbreath, seconded by Mr. Gil.

NEW BUSINESS

Meeting Attendance - No reports forthcoming.

Contract - Torti Gallas Partners - Community Development Director Shaw reviewed the proposed contract for professional planning and environmental consulting services to prepare a new Downtown Specific Plan and Environmental Impact Report. Neal Payton, Torti Gallas and Partners, Inc., also reviewed the proposed project. Speaking in support were Kathy Thurston, Business and Economic Development Commissioner, and Paul Barich, Redlands Chamber of Commerce. Mrs. Gilbreath moved to approve the contract with Torti Gallas and Partners, Inc. for planning and environmental consulting services for the preparation of a new Downtown Specific Plan and Environmental Impact Report for an amount not to exceed \$482,048.00 and authorized the chairman to execute, and the Secretary to attest to, the document on behalf of the Agency. Motion seconded by Mr. Gallagher and carried unanimously.

Exclusive Negotiation Agreement - HNJ Land Company, LLC - 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. Representatives of HNJ Land Company, LLC presented a PowerPoint status report for the proposed Urban Downtown Hotel and Mixed-Used Project. Following the presentation, Mr. Harrison moved to receive and file the report. Motion seconded by Mr. Gil and carried with Mrs. Gilbreath having abstained.

Exclusive Negotiation Agreement - Tri-City Plaza - Due to potential conflicts of interest, Messrs. Gallagher and Aguilar retired from the Council Chambers and did not participate in this matter; Public Disclosure of Potential Conflict of Interest forms are on file in the City Clerk's Office. Representatives of A & A Royal Plaza and Woodman Plaza, doing business as "Tri-City Plaza," presented a PowerPoint previewing their renewal and renovation program for the Tri-City Shopping Center, located in the vicinity of Alabama Street, Colton Avenue and Tennessee Street. The proposal includes a commitment by Tri-City Plaza to work with all parties, particularly property owners and businesses along Alabama Street, to arrive at a negotiated fair market transaction or a joint-venture development arrangement and to work with and solicit the participation of other adjacent business owners and property owners to develop a project for their mutual benefit and in accordance with the Redlands Redevelopment Plan. The proposed Exclusive Negotiation Agreement will also take into consideration and incorporate the Alabama Street, Colton Avenue and Redlands Boulevard street and railroad crossing realignment/reconditioning being undertaken by the City's Public Works Department. Mrs. Gilbreath moved to approve the exclusive negotiation agreement with A & A Royal Plaza and Woodman Plaza, collectively doing business as "Tri-City Plaza." Motion seconded by Mr. Gil and carried with Messrs. Gallagher and Aguilar having abstained. (Note: Representatives of A & A Royal Plaza pointed out the correct spelling of their company as they left the meeting; correct spelling is reflected in these minutes.)

Contract - Senior Housing - The Housing Authority of the County of San Bernardino and the Housing Partners I, Inc. entered into an Exclusive Negotiation Agreement with the Redevelopment Agency on June 6, 2006, to determine the feasibility of the Agency's participation in the development of a 70 to 80-unit affordable senior housing project in the area bounded by Lugonia Avenue and Webster Street outside of the Redlands Redevelopment Project Area. Daniel Nackerman, Secretary-Treasurer of Housing Partners I and Executive Director of the Housing Authority presented a PowerPoint reviewing their proposed project. Mario Saucedo, Visioning Committee, expressed support for this project. Mr. Gil moved to approve the affordable housing development incentive and restrictive covenant agreement with Housing Partners I, Inc. and authorized the Chairperson to execute, and the Secretary to attest to, the document on behalf of the Redevelopment Agency. Motion seconded by Mrs. Gilbreath and carried unanimously.

PUBLIC COMMENTS

None forthcoming.

CLOSED SESSION

The Board of Director's meeting of the Redevelopment Agency recessed at 5:49 P.M. to a closed session to discuss the following:

1. Conference with real property negotiator - Government Code Section 54956.8

Property: 330 Third Street
APNs 169-281-47 through 50
Negotiating parties: John Davidson, Don Gee and Howard Floyd
Under negotiation: Terms and price

The Board of Director's meeting of the Redevelopment Agency reconvened at 6:03 P.M. with the following attendance:

PRESENT

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

STAFF

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

Purchase and Sale Agreement - Howard Floyd - Agency Attorney McHugh reported the Board of Directors unanimously approved the purchase of property located at 330 Third Street and authorized the Chairperson to execute, and the Secretary to attest to, the pertinent documents on behalf of the Agency. He also reported the terms and price are available through the Executive Director's office.

ADJOURNMENT

There being no further business, the Board of Directors' meeting of the Redevelopment Agency adjourned at 6:04 P.M. The next regular meeting will be held on September 19, 2006.