

MINUTES of an adjourned 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 4:54 P.M. on Wednesday, September 3, 2008.

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

ABSENT None

STAFF N. Enrique Martinez, Executive Director; Daniel J. McHugh, Agency Attorney; Daniel Hobbs, Redevelopment Agency Director; and Lorrie Poyzer, Agency Secretary

CONSENT CALENDAR

Minutes - On motion of Mrs. Gilbreath, seconded by Mr. Gallagher, the minutes of the regular meetings of August 5, 2008, and August 19, 2008, were approved as submitted.

Resolution No. 427 - Signing Authority - On motion of Mrs. Gilbreath, seconded by Mr. Gallagher, the Board unanimously adopted Resolution No. 427, a resolution of the Board of Directors of the Redevelopment Agency of the City of Redlands authorizing the Executive Director, or his or her designee, to accept and consent to deeds or grants conveying interests in real property to the City of Redlands.

COMMUNICATIONS

Meeting Attendance - In compliance with Government Code Sections 53232.2 and 53232.3, there were no reports forthcoming from Boardmembers.

PUBLIC COMMENTS

None forthcoming.

RECESS

The Board of Directors' meeting of the Redevelopment Agency recessed at 4:56 P.M. to a closed session to discuss the following:

1. Conference with legal counsel: Anticipated Litigation - Government Code §54956.9(b)(1) - One case - Facts and circumstances: Threat of litigation resulting from enforcement of affordable housing covenant.

The Board of Directors' meeting of the Redevelopment Agency reconvened at 7:00 P.M.

CLOSED SESSION REPORT

There was no reportable action taken during the closed session and the meeting recessed and reconvened at 8:11 P.M.

NEW BUSINESS

Owner Participation Agreement - Property One, LLC - Due to a potential conflict of interest, Councilmember Harrison 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 Hobbs reported the City Manager established a task force to look at several issues of concern to ESRI as he wanted us to make sure we were paying sufficient attention to our local premier company in the interest of economic development. The task force was co-chaired by the Redevelopment Agency Director and the Chief of Police. The outstanding issue at the time was the relocation of Joseph's Store House to another location. Joseph's Store House was providing a gathering location for clientele who were not compatible with the employees at ESRI and the community's ability to comfortably and safely use the nearby Jennie Davis Park. In the interest of problem-oriented policing, which solves community problems in order to reduce required police services, the Police Chief engaged in multi-part negotiations. These discussions have resulted in an affiliate of ESRI (Property One, LLC) agreeing to underwrite the relocation of Joseph's Store House to a parcel at 760 East Stuart Avenue (at Church Street), As part of those multi-party discussions, the Redevelopment Agency Director agreed to contribute \$100,000.00 which will be used by Joseph's Store House to handle moving expenses and expenses to sufficiently retrofit the facility at their new location. To execute the understanding among the parties, the Redevelopment Agency prepared an owner participation agreement which assists Joseph Store House in its move in the interest of economic development facilitating the future expansion of ESRI on its campus.

CEQA Exemption - Mr. Aguilar moved to determine that the proposed owner participation agreement with Property One, LLC is exempt from review under the California Environmental Quality Act because this agreement is not a project pursuant to Public Resources Code Section 21065. Motion seconded by Mr. Gallagher and carried by AYE votes of all present with Board Member Harrison having abstained.

Resolution No. 426 - Mr. Aguilar moved to adopt Resolution No. 426 approving the owner participation agreement with Property One, LLC in order to facilitate the move of Joseph's Store House currently located on New York Street. Motion seconded by Mr. Gallagher and carried by AYE votes of all present with Board Member Harrison having abstained.

These actions generated a standing ovation from members of the audience.

ADJOURNMENT

There being no further business, the Board of Directors' meeting of the Redevelopment Agency adjourned at 8:18 P.M. The next regular meeting will be held on September 16, 2008.