

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, on October 7, 2008, at 5:20 P.M.

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

ABSENT None

STAFF N. Enrique Martinez, Executive Director; Daniel J. McHugh, Agency Attorney; Tina Kundig Finance Director/Agency Treasurer; 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 meeting of September 16, 2008, were approved as submitted.

Agreement - Financial Advisory Services - On motion of Mrs. Gilbreath, seconded by Mr. Gallagher, the Board unanimously approved a professional services agreement with Fieldman, Rolapp & Associates for financial advisory services to assist in the development and implementation of financing plans and alternatives relating to the implementation of the new Redevelopment Plan for the North Redlands Revitalization Project with the addition of language to put a "not to exceed for Phase I of \$30,000.00" should the Agency decide not to proceed with issuance of bonds and authorized the Chairperson to execute, and the Secretary to attest to, the document on behalf of the Agency.

PUBLIC HEARING

Eminent Domain Proceedings - Public hearing was noticed to consider Resolution Nos. 424 and 425 determining that public interest and necessity require the acquisition of certain property located at 509-511 North Eureka Street owned by Marion Lucille Conley, Trustee of the William and Marion Conley Living Trust, (APN 0169-151-22); and 402 West Stuart Avenue owned by Jose Guadalupe Perez, et. al. (APN 0169-151-29), for public purposes to provide for the redevelopment of the properties, and authorizing eminent domain proceedings in the Redlands Redevelopment Project Area. Chairperson Harrison declared the meeting open as a public hearing. Staff recommended this public hearing be continued to the evening session at which time they would request a 60 day extension.

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.

CLOSED SESSION - LATE BREAKING ITEM

Noting the need to take action was immediate, Mrs. Gilbreath moved to add the following item to the agenda which arose subsequent to the agenda being posted:

Conference with real property negotiator - Government Code §54956.8

Property: 402 West Stuart Avenue

Negotiating parties: N. Enrique Martinez, Dan Hobbs and
Jose Guadalupe Perez

Under negotiation: Terms of payment and price for Agency's purchase of
property

Motion seconded by Mr. Gallagher and carried unanimously.

Due to a potential conflict of interest, Councilmember Bean did not participate in this matter; a Public Disclosure of Potential Conflict of Interest form will be on file in the City Clerk's Office.

The Board of Directors' meeting of the Redevelopment Agency recessed at 5:25 P.M. to the closed session and reconvened at 7:00 P.M.

CLOSED SESSION REPORT

There was no reportable action taken during the closed session. The meeting recessed following this report and reconvened at 7:48 P.M.

PUBLIC HEARING (continued)

Eminent Domain Proceedings - Public hearing was continued to this time to consider Resolution Nos. 424 and 425 determining that public interest and necessity require the acquisition of certain property located at 509-511 North Eureka Street owned by Marion Lucille Conley, Trustee of the William and Marion Conley Living Trust, (APN 0169-151-22); and 402 West Stuart Avenue owned by Jose Guadalupe Perez, et. al. (APN 0169-151-29), for public purposes to provide for the redevelopment of the properties, and authorizing eminent domain proceedings in the Redlands Redevelopment Project Area. Mr. Harrison moved to continue this public hearing to November 4, 2008, at 3:00 P.M. or as soon thereafter as City Council business would permit as recommended by staff. Motion seconded by Mrs. Gilbreath and carried unanimously.

ADJOURNMENT

There being no further business, the Board of Directors' meeting of the Redevelopment Agency adjourned at 7:49 P.M. The next regular meeting will be held on October 21, 2008.