

MINUTES of a regular meeting of the Board of Directors of the Redevelopment Agency of the City of Redlands held in the City Council Chambers, Civic Center, 35 Cajon Street, at 4:38 P.M. on June 6, 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; Jeffrey L. Shaw, Community Development Director; and Lorrie Poyzer, Agency Secretary

CONSENT CALENDAR

Minutes - The minutes of the regular meeting of May 16, 2006, were unanimously approved as submitted on motion of Mrs. Gilbreath, seconded by Mr. Gil.

Subordination Agreement - First Time Home Buyer Program - On motion of Mrs. Gilbreath, seconded by Mr. Gil, the Agency Board unanimously approved a subordination agreement with Tracy Bowden in order to allow her to secure a new home mortgage loan and authorized the Chairperson to execute, and Secretary to attest to, the document on behalf of the Agency.

Promenade Project - On motion of Mrs. Gilbreath, seconded by Mr. Gil, the Agency Board unanimously approved the third amendment to the acquisition funding agreement with Redlands Land Holding L.L.C. for the proposed Promenade Project and authorized the Chairperson to execute, and the Secretary to attest to, the document on behalf of the Agency.

Agreement Amendment - Replacement Housing Plan - On motion of Mrs. Gilbreath, seconded by Mr. Gil, the Agency Board unanimously approved an amendment to the March 21, 2006, agreement with GRC Redevelopment Consultants, Inc. to include development and production of a limited Replacement Housing Plan at a cost not to exceed \$2,800.00 and authorized the Chairperson to execute, and the Secretary to attest to, the document on behalf of the Agency.

NEW BUSINESS

Exclusive Negotiation Agreement - County Housing Authority - Representatives from the Housing Authority of the County of San Bernardino described their proposal in detail to develop a 70-80 unit affordable senior housing project in the area bounded by Lugonia Avenue and Webster Street outside of the

Redevelopment Project Area. The project includes a commitment by the County to work with the Redevelopment Agency to develop, construct and provide these units to seniors who meet income and age application requirements. Redevelopment Agency Director Gee noted the North Redlands Visioning Committee has submitted a letter of support for the senior housing project. Thanking Supervisor Dennis Hansberger for his assistance with this project, Mr. Gil moved to approve an exclusive negotiation agreement with the Housing Authority of the County of San Bernardino to determine the feasibility of the Agency's participation in a new affordable senior housing development with long-term affordability covenants. Motion seconded by Mrs. Gilbreath and carried unanimously.

Meeting Attendance - In accordance with Government Code Sections 53232.2 and 53232.3. Mr. Gil reported about his attendance at a candlelight vigil in Sacramento for the Fallen Peace Officers Memorial.

PUBLIC COMMENTS

None forthcoming.

RECESS

The Board of Director's meeting of the Redevelopment Agency recessed at 5:01 P.M. and reconvened at 7:59 P.M.

JOINT MEETING - REDEVELOPMENT AGENCY AND CITY COUNCIL

California Welcome Center - Steve Henthorn, President and CEO of the San Bernardino Convention and Visitors Bureau, presented additional information as requested by the City Council at their meeting held on May 16, 2006. Mr. Harrison posed a question from Rosemary Rendell-Baker who submitted a letter on June 4, 2006, and felt the visitors center should be located in Redlands. Mr. Henthorn emphasized the need for a central location for all of the Inland Valley cities noting collectively they could make an impact. Mrs. Gilbreath moved to approve the commitment of \$5,000.00 per year for the next five years for the development of a California Welcome Center to promote Redlands as a destination and gain exposure of the Redlands Redevelopment Project to the public and to encourage future involvement by others in our total investment. Motion seconded by Mr. Gallagher and carried unanimously. (Also see City Council minutes dated June 6, 2006.)

Exclusive Negotiation Agreement - Investment Group, LLC - Redevelopment Agency Director Gee explained Investwest Group, LLC has proposed to the Redevelopment Agency that it enter into an Exclusive Negotiation Agreement to determine the feasibility of their development proposal to add to their current project development and to develop a new office, retail and residential mixed-use project in the downtown area bounded by Eureka Street, Pearl Avenue, Third Street and Stuart Street. The proposal includes a commitment by Investwest to work with all parties, particularly residential property owners and

including property owned by the City of Redlands, to arrive at a negotiated fair market transaction and to work with and solicit the participation of other Redlands business owners and property owners to develop a project in accordance with the Redevelopment Plan. On behalf of Investwest Group, Joseph L. Donati was present to answer questions. Mrs. Gilbreath moved to approve the Exclusive Negotiation Agreement with Investwest Group, LLC and authorized the Chairperson to execute, and the Secretary to attest to, the document on behalf of the Agency. Motion seconded by Mr. Gil and carried unanimously. (Also see City Council minutes dated June 6, 2006.)

NEW BUSINESS (Continued)

Promenade Project Relocation Plan - Redevelopment Agency Director Gee reported the Redlands Promenade Project Relocation Plan, generally bounded by the I-10 Freeway Orange Street off-ramp, Eureka Street, the BNSF railroad right-of-way and the easterly property line of properties fronting on Lawton Street, has been prepared in accordance with the provisions of the California Community Redevelopment Law. In accordance with statutory requirements, the plan has been prepared to evaluate the current occupancy circumstances and the replacement requirements of the potential project displacees. Roger Cunningham, Pantry Partners, asked for clarification of what is going to happen. Mrs. Gilbreath moved to approve the Redlands Promenade Relocation Plan. Motion seconded by Mr. Gallagher and carried unanimously.

ADJOURNMENT

There being no further business, the Board of Directors' meeting of the Redevelopment Agency adjourned at 8:38 P.M. The next regular meeting will be held on June 20, 2006.