

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 4:16 P.M. on Wednesday, July 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 meeting of June 20, 2006, were unanimously approved as submitted on motion of Mr. Gil, seconded by Mr. Gallagher.

Resolution No. 400 - Annual Budget - Housing Funds - On motion of Mr. Gil, seconded by Mr. Gallagher, the Agency Board unanimously adopted Resolution No. 400, a resolution of the Board of Directors of the Redevelopment Agency of the City of Redlands approving and adopting the Fiscal Year 2006-07 Redevelopment Agency annual budget and finding and determining that the use of low- and moderate-income housing funds for the planning and administrative expenses is necessary for the production, improvement or preservation of low- and moderate-income housing.

NEW BUSINESS

Affordable Housing Programs - Redevelopment Agency Director Gee reviewed staff's revision of the Redevelopment Agency's affordable housing programs, specifically the First-Time Homebuyer Assistance Loan Program and Great Neighborhoods Rehabilitation Grant Program and the new Emergency Grant Program. Mr. Aguilar moved to approve and adopt the revised First-Time Homebuyer Assistance Loan Program, the Great Neighborhoods Rehabilitation Grant Program and the Emergency Grant Program, and to authorize the Executive Director to execute agreements and ancillary documents under the Emergency Grant Program upon Redevelopment Agency staff approval of participant applications for emergency assistance pursuant to program eligibility guidelines in accordance with California Community Redevelopment Law. Motion seconded by Mrs. Gilbreath and carried unanimously.

Exclusive Negotiation Agreement - Habitat for Humanity - Redevelopment Agency Director Gee reported that Habitat for Humanity San Bernardino Area,

Inc. 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 development of a new affordable single family home adjacent to 830 Tribune Street which is outside the Redevelopment Project Area. The project includes a commitment by Habitat for Humanity to work with staff to develop, construct and provide this unit with long-term affordability covenants to a low- to moderate-income family or individual as defined by California Community Redevelopment Law. Representatives from Habitat for Humanity presented their proposal. Mr. Aguilar moved to approve the exclusive negotiation agreement with Habitat for Humanity San Bernardino Area, Inc. and authorized execution of the document. Motion seconded by Mrs. Gilbreath and carried unanimously.

Meeting Attendance - No reports forthcoming.

PUBLIC COMMENTS

None forthcoming.

CLOSED SESSION

The Board of Directors' meeting of the Redevelopment Agency recessed at 4:49 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 162-050-21 and 169-281-47 through 50
Negotiating parties: John Davidson, Don Gee and Howard Floyd
Under negotiation: Terms and price

ADJOURNMENT

No report was expected following the closed session. The next regular meeting will be held on July 18, 2006.

Secretary