

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 4:17 P.M. on August 7, 2007.

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

ABSENT None

STAFF N. Enrique Martinez, Executive Director; Daniel J. McHugh, Agency Attorney; Steven H. Dukett, Interim Redevelopment Agency Director; Michael Reynolds, Agency Treasurer; and Lorrie Poyzer, Agency Secretary

JOINT MEETING - REDEVELOPMENT AGENCY AND CITY COUNCIL

Resolution No. 410 - Taxable Tax Allocation Bonds, Series 2007A - Mrs. Gilbreath moved to adopt Resolution No. 410, a resolution of the Redevelopment Agency of the City of Redlands approving the issuance of its Redlands Redevelopment Project Area Taxable Tax Allocation Bonds, Series 2007A, approving a second supplement to indenture, an Official Statement, a bond purchase agreement setting the maximum final terms of the sale of the bonds and making certain determinations relating thereto, for the refunding of approximately \$4 million worth of housing component of the Redevelopment Agency's 2003 Tax Allocation Bonds, Series 2003A. Motion seconded by Mr. Gallagher and carried unanimously. (Also see City Council minutes for August 7, 2007.)

CONSENT CALENDAR

Minutes - On motion of Mrs. Gilbreath, seconded by Mr. Gallagher, the minutes of the regular meeting of July 17, 2007, were approved as submitted.

Agreement - Video Production Services - On motion of Mrs. Gilbreath, seconded by Mr. Gallagher, the Agency Board re-authorized a \$28,908.00 professional services agreement with Joey Whittemore executed on June 25, 2007, and approved by the Agency Board on April 3, 2007, for video production services.

Amendment - Housing and Economic Development Services - On motion of Mrs. Gilbreath, seconded by Mr. Gallagher, the Agency Board approved the first amendment to the professional services agreement with LDM Associates, Inc. for housing and economic development services and authorized the Chairman to execute, and the Secretary to attest to, the document on behalf of the Agency.

COMMUNICATIONS

Meeting Attendance - No reports forthcoming from Boardmembers.

PUBLIC COMMENTS

None forthcoming.

RECESS

The Board of Directors' meeting of the Redevelopment Agency recessed at 4:24 P.M. to a closed session to discuss the following:

- a. Conference with legal counsel - Anticipated litigation - Government Code §54956.9(b): One case - facts and circumstances: Agency has received a statement threatening litigation.

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

CLOSED SESSION REPORT

None forthcoming.

PUBLIC HEARING

Promenade Project - Public hearing was advertised for this time and place to consider the proposed Owner Participation and Disposition and Development Agreement between the Redevelopment Agency of the City of Redlands and Redlands Land Holding, LLC for an approximate 14-acre site bounded by Eureka Street to the east, Interstate 10/Pearl Avenue to the north, BNSF Railway right-of-way to the south and abutting existing "not a part of" parcels on Lawton Street to the west. Mr. Harrison declared the meeting open as a public hearing. Interim Redevelopment Agency Director Dukett reviewed the proposal for the potential development of an approximately 150,000 square foot Redlands Promenade Shopping Center. Mr. Harrison called for any public comments. Representatives from the financing team were present to answer questions. Mr. Vahtra, the developer, addressed the Agency Boardmembers. Oscar Sepp asked the developer to provide a convenient and safe center for seniors and disabled. Debra Nester thanked the developer for attracting a preventative health-oriented business. There being no further comments, the public hearing was declared closed. Mrs. Gilbreath moved to approve the Owner Participation and Disposition and Development Agreement with Redlands Land Holding, LLC. for the development of the Redlands Promenade Shopping Center, and authorized the Chairperson to execute, and the Secretary to attest to, the document on behalf of the Agency subsequent to its execution by Redlands Land Holding, LLC. 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 7:23 P.M.

The Redevelopment Agency Board of Directors will not meet on August 21, 2007. The next meeting will be held on September 4, 2007.