

REGULAR MEETING OF THE  
OVERSIGHT BOARD  
For the Successor Agency to the former  
Redevelopment Agency of the City of Redlands

Members of the Board:

Paul Foster, Chairperson, appointed by the Mayor of the City of Redlands  
James Troyer, Vice Chairperson, appointed by the Mayor, representing former redevelopment agency employees  
Donna Ferracone, appointed by Chancellor of California Community Colleges  
Gary McBride, appointed by County Board of Supervisors, representing the public  
Ken Morse, appointed by County Superintendent of Education  
Cindy Saks, appointed by County Flood Control District  
David Wert, appointed by County Board of Supervisors

**A G E N D A**

The regular meeting of the Oversight Board of the Successor Agency to the former Redevelopment Agency of the City of Redlands is at the date and time noted below in the City Council Chambers, Civic Center, 35 Cajon Street, Redlands, California, on:

**THURSDAY, JANUARY 19, 2017  
4:00 P.M.**

Anyone desiring to speak at this meeting is encouraged, but not required, to turn in a "Speaker Sign-up Sheet." Forms are available prior to the meeting date in the Development Services Department, 35 Cajon Street, Suite 20 or in the City Council Chambers during the meeting. Speakers are limited to three (3) minutes each. Speakers may not "donate" their time to others.

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact Jason Montgomery of Municipal Utilities & Engineering Department, 909-798-7584 x5. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting (28 CFR 35.102-35.104 ADA Title II).

NOTE: Any writings or documents distributed to a majority of the Oversight Board regarding an open session agenda item less than 72 hours before this meeting are available for public inspection at the Development Services Department.

- I. **CALL TO ORDER AND PUBLIC COMMENT PERIOD - 3 MINUTES**  
(At this time, the public has the opportunity to address the Oversight Board on any item of interest within the subject matter jurisdiction of the Oversight Board that does not appear on this agenda. The Oversight Board may not discuss or take any action on any public comment made, except that the Oversight Board members or Successor Agency staff may briefly respond to statements made or questions posed by members of the public)

Minutes of the Regular meeting of the Oversight Board for the Successor Agency of the Former Redevelopment Agency of the City of Redlands held in the Council Chambers, 35 Cajon Street, on August 18, 2016 at 4:00 P.M.

PRESENT: Paul Foster, Chairman  
Oscar Orci, Vice Chairman  
Gary McBride, Board Member  
Cindy Saks, Board Member  
David Wert, Board Member

ABSENT: All Board Members were in attendance, with the exception of Board Member Donna Ferracone, and Board Member Ken Morse who were excused.

STAFF: Tina Kundig, Finance Director  
Robert Dalquest, Assistant Development Services Director  
James Garland, Principal Accountant/Internal Auditor

I. CALL TO ORDER AND PUBLIC COMMENT PERIOD - 3 MINUTES

(At this time, the public has the opportunity to address the Oversight Board on any item of interest within the subject matter jurisdiction of the Oversight Board that does not appear on this agenda. The Oversight Board may not discuss or take any action on any public comment made, except that the Oversight Board members or Successor Agency staff may briefly respond to statements made or questions posed by members of the public)

Chairman Paul Foster opened up the Public Comment Period. There were no comments forthcoming and the Public Comment Period was closed.

II. CONSENT CALENDAR/APPROVAL OF MINUTES

A. Consideration to adopt Resolution No. OB 2016-057; approval of the consent calendar for the August 18, 2016 Regular Meeting for the following matters:

i. Minutes of the May 19, 2016 Regular Meeting

Chairman Foster opened up the Hearing. There were no comments forthcoming and the Hearing was closed.

MOTION

It was moved by Vice Chairman Oscar Orci, seconded by Board Member David Wert, and carried on a 5-0-2 vote (Board Member Donna Ferracone, and Board Member Ken Morse absent) that the Oversight Board approve Resolution No. OB 2016-057.

III. COMMUNICATIONS - None

RESOLUTION NO. OB 2016-059

A RESOLUTION OF THE OVERSIGHT BOARD OF THE SUCCESSOR AGENCY  
TO THE FORMER REDEVELOPMENT AGENCY OF THE CITY OF REDLANDS  
APPROVING THE CONSENT CALENDAR FOR THE JANUARY 19, 2017  
OVERSIGHT BOARD MEETING

WHEREAS, the Oversight Board to the Successor Agency to the former Redevelopment Agency of the City of Redlands (the "Oversight Board") has taken up for consideration the consent calendar for the January 19, 2017 meeting of the Oversight Board; and

WHEREAS, Section 34179(e) of the Health and Safety Code requires all actions by the Oversight Board to be taken by resolution;

NOW, THEREFORE, BE IT RESOLVED, BY the Oversight Board of the Successor Agency to the former Redevelopment Agency of the City of Redlands as follows:

Section 1. The Oversight Board hereby approves the consent calendar for the January 19, 2017 meeting of the Oversight Board which consists solely of the minutes for the Board's August 18, 2016 regular meeting.

Section 2. The Secretary for the Oversight Board shall certify to the adoption of this Resolution.

Section 3. Pursuant to California Health and Safety Code section 34179, all actions taken by the Oversight Board may be reviewed by the State of California Department of Finance, and, therefore, this Resolution shall not be effective for five (5) business days, pending a request for review by the State of California Department of Finance.

PASSED, APPROVED and ADOPTED at a regular meeting of the Oversight Board of the Successor Agency to the former Redevelopment Agency of the City of Redlands held this 19<sup>th</sup> day of January, 2017 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

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Paul W. Foster, Chairperson  
Oversight Board of Successor Agency  
To Redevelopment Agency

ATTEST:

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Linda McCasland  
Oversight Board Secretary

**REQUEST FOR OVERSIGHT BOARD ACTION**

**SUBJECT: CONSIDERATION OF PURCHASE AND SALE AGREEMENT AND ESCROW INSTRUCTIONS FOR THE SALE OF 330 NORTH THIRD STREET (ASSESSOR'S PARCEL NOS. 0169-281-47, 48, 49 AND 50) BETWEEN THE SUCCESSOR AGENCY OF THE FORMER CITY OF REDLANDS REDEVELOPMENT AGENCY AND ARTECO PARTNERS INC., AND A DETERMINATION THAT THE SALE IS EXEMPT FROM REVIEW UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.**

**MOTION:**

"I move approval of Resolution No. OB 2017-058."

**RECOMMENDATION:**

Staff recommends that the Oversight Board approve the Purchase and Sale Agreement.

**BACKGROUND:**

The Property is located at 330 North Third Street; south of Shopper's Lane, West of Third Street, and is comprised of four parcels totaling approximately 29,159 square feet in size. The Property is generally flat and has been improved with a masonry and steel framed warehouse building approximately 18,792 square foot in size and constructed circa 1906 as a citrus packing house. The building's foundation walls appear to be rock set in mortar. The main floor of the building is elevated approximately four to five feet above grade. The original building contained loading docks along its west and south elevations, which have been enclosed (stucco over wooden walls) when the use changed to industrial purposes. The building contains a basement that is approximately 14,000 square feet in size; is approximately four to five feet below grade; is unfinished; and has a clearance of less than the City's Municipal Code requirement of 8 feet.

The Property is located within the Santa Fe Depot District, which has been listed in the Historic District on the National Register of Historic Places. The site is vacant and has been unused for several years.

At the November 17, 2015, meeting the Board moved to proceed with a performance-based sales approach to dispose of the subject property designated for sale in the Successor Agency's Long-Range Property Management Plan (LRPMP). In a related motion, the Board also appointed the Board Chairman (Foster) and Vice Chairman (Harrison) to a Property Disposition Subcommittee (Subcommittee) to work with staff to develop the selection/performance criteria that would be used to determine a viable

**FISCAL IMPACT:**

The City of Redlands will receive Three Hundred Twenty Thousand Dollars (\$320,000.00) for the sale of the subject property. Development related fees, retail sales tax and property tax earnings will also be received.

**ATTACHMENT:**

Resolution No. OB 2017-058

RESOLUTION NO. OB 2017-058

RESOLUTION OF THE OVERSIGHT BOARD FOR THE SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY OF THE CITY OF REDLANDS APPROVING THE PURCHASE AND SALE AGREEMENT AND ESCROW INSTRUCTIONS FOR THE SALE OF 330 NORTH THIRD STREET (ASSESSOR'S PARCEL NOS. 0169-281-47, 48, 49 AND 50) BETWEEN THE SUCCESSOR AGENCY OF THE FORMER CITY OF REDLANDS REDEVELOPMENT AGENCY AND ARTECO PARTNERS INC., AND A DETERMINATION THAT THE SALE IS EXEMPT FROM REVIEW UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.

RECITALS

WHEREAS, pursuant to Health and Safety Code section 34173(d), the City of Redlands ("Successor Agency") is the successor agency to the former Redevelopment Agency of the City of Redlands ("Agency"); and

WHEREAS, pursuant to Health and Safety Code section 34173(g), the Successor Agency is now a separate legal entity from the City, and

WHEREAS, Health and Safety Code section 34191.5(b) requires the Successor Agency to prepare a Long-Range Property Management Plan ("LRPMP") that addresses the disposition and use of the real properties of the Agency; and

WHEREAS, the Successor Agency has prepared a LRPMP which was subsequently approved by the Department of Finance on September 8, 2015; and

WHEREAS, pursuant to Health and Safety Code section 34191.3, the approved LRPMP shall govern, and supersede all other provisions relating to, the disposition and use of all the real properties of the Agency; and

WHEREAS, Health and Safety Code section 34179(a) provides that each successor agency shall have an oversight board composed of seven members; and

WHEREAS, the Oversight Board is the Successor Agency's oversight board pursuant to Health and Safety Code section 34179(a); and

WHEREAS, pursuant to Health and Safety code section 34177(e), the Successor Agency is responsible for disposing the properties of the former Agency, as directed by the Oversight Board, expeditiously and in a manner aimed at maximizing value; provided, however, that the Oversight Board may instead direct the Successor Agency to transfer ownership of assets that were constructed and used for government purpose or future development, to the appropriate public jurisdiction pursuant to any existing agreements relating to construction or use of such assets pursuant to Health and Safety Code section 34181(a); and