

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 4:29 P.M. on June 7, 2005.

PRESENT Susan Pepler, Chairperson
Gilberto Gil, Vice Chairperson
Pat Gilbreath, Boardmember
Gary George, Boardmember
Jon Harrison, 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; James R. Bueermann, Police Chief; and Lorrie Poyzer, Agency Secretary.

CONSENT CALENDAR

Minutes - The minutes of the regular meeting of May 17, 2005, were unanimously approved as submitted on motion of Mr. George, seconded by Mrs. Gilbreath.

JOINT MEETING - REDEVELOPMENT AGENCY AND CITY COUNCIL

Resolution No. 395 - Great Neighborhood Program - Mrs. Gilbreath moved to adopt Resolution No. 395, a resolution of the Board of Directors of the Redevelopment Agency of the City of Redlands authorizing the use of low- and moderate-income housing funds outside the Redlands Project Area, and approved a participation agreement with Laura Wolbert, 1428 Padua Street. Motion seconded by Mr. Gil and carried unanimously. Mrs. Gilbreath moved to approve the Declarations of Covenants and Restrictions dated June 7, 2005, covering said property. Motion seconded by Mr. Gil and carried unanimously. (Also see Resolution No. 6401 in the City Council minutes for June 7, 2005.)

NEW BUSINESS

Subordination Agreement - First Time HomeBuyer Program - Mr. George moved to approve to subordinate an existing silent second trust deed with Jose M. Garcia, Laura Garcia and Benjamin M. Gatica, 831 Carlotta Court, and authorized execution of the document. Motion seconded by Mrs. Gilbreath and carried unanimously.

Contract Award - Site Clearance - Mr. George moved to award a contract for clearance of Redevelopment Agency-owned property at 205 West Stuart Avenue to NBI General Contractors in the amount of \$23,500.00. Motion seconded by Mrs. Gilbreath and carried unanimously. This site clearance includes all remaining concrete and asphalt building foundations, slabs, ramps, etc. from a former building site.

Agreement - Galaxy Commercial Holding - Mr. Gee reported the Redlands Downtown Master Plan, prepared by Torti Gallas and Partners, listed four master plan goals with the fourth being to "enhance and extend the civic realm." The sub-goals included consideration of new City Hall facility, a consolidated and new police facility and a new civic use for all or a portion of the current City Hall site. Galaxy Commercial Holding, LLC has offered to negotiate with the Agency to jointly determine the feasibility of implementing all or a portion of the Downtown Master Plan Goal and to explore alternative land uses on the current City Hall site and surrounding area. Mrs. Pepler expressed concerns with this developer and directed Mr. Gee to advise them we do not want any problems. Mr. Gee indicated his discussions with Galaxy have addressed this and the concerns will be included in the contract. Mr. Harrison wanted to set up the program so that other groups are not excluded from working with the Agency. Mr. George moved that the Agency Board direct staff to respond to Galaxy Commercial Holding, LLC, by authorizing staff to develop a limited exclusive negotiation agreement and return to the Agency Board for consideration, and to inform Galaxy that the Agency Board would solicit proposals from any qualified developers and investors including Galaxy interested in the revitalization of the two sites. Motion seconded by Mrs. Gilbreath and carried unanimously.

PUBLIC COMMENTS

None forthcoming.

ADJOURNMENT

There being no further business, the Board of Directors' meeting of the Redevelopment Agency adjourned at 4:37 P.M. The next regular meeting will be held on June 21, 2005.

/s/ Lorrie Poyzer, Secretary