

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 3:57 P.M. on May 15, 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; and Lorrie Poyzer, Agency Secretary

CONSENT CALENDAR

Minutes - On motion of Mrs. Gilbreath, seconded by Mr. Gil, the minutes of the regular meeting of May 1, 2007, were approved as submitted.

Redevelopment Implementation Services - On motion of Mrs. Gilbreath, seconded by Mr. Gil, the Board unanimously authorized the Executive Director of the Redevelopment Agency to retain Urban Futures, Inc. for redevelopment implementation services in accordance with the authorization letter dated May 7, 2007. The staff report recommended the Executive Director execute the authorization letter; said letter will not be on file in the City Clerk's Office.

COMMUNICATIONS

Meeting Attendance - No reports forthcoming.

NEW BUSINESS

Resolution No. 408 - Redlands Promenade Project - Community Development Director Shaw reported the applicant, Redlands Land Acquisition Company, L.P. (General Growth Properties, Inc.), is seeking approval of up to a 160,000 square foot commercial/retail center (Redlands Promenade) located at the gateway into Downtown Redlands from the Interstate 10 Freeway. The project site consists of 23 parcels that total approximately 13.2± acres located between the Interstate 10 Freeway and the BNSF railway, west of Eureka Street, and within the Downtown Specific Plan. The project is a public-private alliance between the applicant and the Redevelopment Agency of the City of Redlands to redevelop an area of the Downtown Redlands that has long been a source of physical and economic conditions of blight. Conditions of the site that are attributed to physical blight include: vacated, obsolescent and dilapidated buildings; conditions such as substandard design, inadequate size, lack of parking, substandard infrastructure and other factors that hinder economic viable use of the site; incompatible uses that impede economic

development and the vision for Downtown Redlands; and existence of subdivided lots under multiple ownership that are substandard in size for proper usefulness and development. The project site has also been a source of economic blight to Downtown Redlands relative to: stagnant property values or impaired investments, including properties that may contain hazardous waste; and business vacancies, low lease rates, abandoned buildings, and excessive vacant lots within an area developed for urban uses and served by utilities. The applicant currently owns ten parcels which accounts for over eighty percent of the land area of the project. The remaining 13 parcels are under multiple ownership and the applicant may need assistance from the Redevelopment Agency, through its power of eminent domain, to assemble these properties if negotiations with the property owners are unsuccessful. The Redevelopment Agency will be constructing certain public improvements within Eureka Street and Stuart Avenue. A Disposition and Development Agreement is proposed for the development of this project. To accomplish development of the site with the proposed commercial/retail center, nine land use applications are proposed which include: two general plan amendments concerning land use and circulation; three amendments to the Downtown Specific Plan concerning land use, circulation and signage; a vacation of 575 linear feet of a partially improved alley; a conditional use permit for the proposed commercial/retail center, a tentative parcel map to subdivide the site into 12 parcels; and a uniform sign program to regulate signage within the center. Community Development Director Shaw assured Mr. Gil the Planning Commission will be further reviewing the wall adjacent to the Family Services' property in order to be a good neighbor. Mrs. Gilbreath moved to adopt Resolution No. 408, a resolution of the Redevelopment Agency of the City of Redlands certifying the Final Environmental Impact Report for the Redlands Promenade Project, adopting findings pursuant to the California Environmental Quality Act, adopting a Statement of Overriding Consideration and adopting a Mitigation Monitoring and Compliance Program, and directed staff to file and post a "Notice of Determination" in accordance with City guidelines as it has been determined that this project will not individually or cumulatively affect wildlife resources as defined in Section 711.2 of the California Fish and Game Code. Motion seconded by Mr. Gallagher and carried unanimously.

PUBLIC COMMENTS

None forthcoming.

RECESS

The Board of Directors' meeting of the Redevelopment Agency recessed at 4:06 P.M. to a closed session to discuss the following:

Conference with real property negotiator - Government Code §54956.8

Property: APNs 0169-141-01,20 and 22, APNs 0169-151-16, 17, 20-22, 27, 29 and 32, APNs 0169-271-13-21, 44, 47 and 52 (an approximate 14-acre site located and generally bound 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" parcels on Lawton Street to the west

Agency negotiators: N. Enrique Martinez, Steven Dukett, General Counsel and Agency Counsel

Negotiating parties: The Redevelopment Agency of the City of Redlands and General Growth Properties, Inc.

Under negotiation: Terms and price

The Board of Directors' meeting of the Redevelopment Agency reconvened at 7:12 P.M.

CLOSED SESSION REPORT

None forthcoming.

ADJOURNMENT

There being no further business, the Board of Directors' meeting of the Redevelopment Agency adjourned. The next regular meeting will be held on June 5, 2007.