



# City of Loma Linda Official Report

Robert Ziprick, Chairman  
Rhodes Rigsby, Vice Chairman  
Robert Christman, Board Member  
Floyd Petersen, Board Member  
Stan Brauer, Board Member

CRA AGENDA: May 27, 2008  
TO: Agency Board Members  
VIA: Dennis R. Halloway, Executive Director  
FROM: Pamela Byrnes-O'Camb, Secretary  
SUBJECT: Minutes of April 8, 2008

## **RECOMMENDATION**

It is recommended that the Agency Board approve the Minutes of April 8, 2008.

PENDING AGENCY  
APPROVAL

City of Loma Linda

Redevelopment Agency Minutes

Regular Meeting of April 8, 2008

A regular meeting of the Redevelopment Agency was called to order by Chairman Ziprick at 5:33 p.m., Tuesday, April 8, 2008, in the City Council Chamber, 25541 Barton Road, Loma Linda, California.

Agency Members Present:	Robert Ziprick, Chairman Rhodes Rigsby, Vice Chairman Robert H. Christman Floyd Petersen Stan Brauer
Agency Members Absent:	None
Others Present:	Executive Director Dennis Halloway General Counsel Richard E. Holdaway

CRA-2008-15 – Closed Session – Conference with real Property Negotiator (Government Code Section 54958.8)

- |    |                      |   |
|----|----------------------|---|
| a. | Property:            | 10613-10617 and 10660 Lind Avenue (APN 0283-092-33 & 38)                |
|    | Negotiating Parties: | Dennis R. Halloway, Pamela Byrnes-O’Camb, and William E. Cardwell       |
|    | Under Negotiation:   | Price and terms of payment  |
| b. | Property:            | 10875 Poplar Street (APN 0283-141-11)                                   |
|    | Negotiating Parties: | Dennis R. Halloway, Leanne Drieberg representing Inland Temporary Homes |
|    | Under Negotiation:   | Price and terms of payment  |

The Agency Board immediately recessed to consider the closed session items as listed and reconvened at 7:05 p.m. with all members present. General Counsel Holdaway announced that the Agency Board met with its Negotiators. Relating to Item “a,” the Board gave direction and there was no final action to report. Item “b,” involved a request from Inland Temporary Homes for a short-term bridge loan from the Agency in the amount of \$950,000 to allow Inland Temporary Homes to purchase the identified property. The Agency would receive a first deed of trust until receipt of state bond money that would then reimburse the Agency. In consideration for Agency assistance, the Agency would be granted four very low income affordable housing covenants that would help reduce the affordable housing deficit. Escrow was expected to close by April 15. The terms of the agreement would be subject to receiving a final appraisal for at least \$950,000.00 and subject to final drafting, review and approval by Agency Special Counsel.

Mr. Holdaway then recommended that the Agency Board take action, approving the loan per his comments.

**Motion by Petersen, seconded by Rigsby and unanimously carried to authorize the loan as outlined by the City Attorney and subject to final drafting, review and approval of Agency Special Counsel.**

Leanne Drieberg, Executive Director of Inland Temporary Homes, thanked the Agency Board and gave a brief status report on the current shelter and future plans, including the acquisition of the subject site.

The Agency Board recessed at 7:10 p.m. to allow completion of the City Council Agenda and reconvened at 9:19 p.m. with all members present. No items were added or deleted and no public participation comments were offered upon invitation of the Chair.

General

CRA-2008-16 – Minutes

**Motion by Rigsby, seconded by Brauer and unanimously carried to approve the Minutes of March 11, 2008 as presented.**

**CRA-2008-17 – Accept as complete and authorize recordation of a Notice of Completion for grading of lots at 10655 Lind Avenue and 25564 Van Leuven street for placement of manufactured homes pursuant to the Agency’s First Time Homebuyer Program, Daniel Engineering, contractor**

**Motion by Petersen, seconded by Christman and unanimously carried to accept the subject project as complete and authorize recordation of a Notice of Completion.**

**CRA-2008-18 – Authorize purchase and placement of a message board at the Civic Center**

Chairman Ziprick asked if more information was needed and Board Member Christman asked that another bid be obtained. The Board expressed interest in the concept and suggested it be reviewed by the Planning Commission.

**By common consent, the item was referred to the Planning Commission.**

The meeting adjourned at 9:24 p.m.

Approved at the meeting of

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Secretary