



# City of Loma Linda Official Report

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Ovidiu Popescu, Chairman  
Ronald Dailey, Vice Chairman  
Stan Brauer, Board Member  
Rhodes Rigsby, Board Member  
Phillip Dupper, Board Member

AGENCY AGENDA: April 12, 2011  
TO: Agency Board Members  
VIA: T. Jarb Thaipejr, Executive Director  
FROM: Pamela Byrnes-O'Camb, Agency Secretary  
SUBJECT: Minutes of March 8, 2011

Approved/Continued/Denied By Redevelopment Agency Date _____
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## **RECOMMENDATION**

It is recommended that the Agency Board approve the Minutes of March 8, 2011.

## Redevelopment Agency Minutes

Regular Meeting of March 8, 2011

A regular meeting of the Redevelopment Agency was called to order by Chairman Popescu at 6:13 p.m., Tuesday, March 8, 2011 in the City Council Chamber, 25541 Barton Road, Loma Linda, California.

Agency Members Present:	Ovidiu Popescu, Chairman Ron Dailey, Vice-Chairman Stan Brauer (Arrived 6:20 p.m.) Rhodes Rigsby Phill Dupper
Agency Members Absent:	None
Others Present:	Executive Director T. Jarb Thaipejr General Counsel Richard E. Holdaway

CRA-2011-15 - Closed Session Conference with Legal Counsel and Real Property Negotiator (Government Code Section 54956.8)

Property:	Agency-owned property in Area "D" along Redlands Boulevard
Negotiating Parties:	T. Jarb Thaipejr, Konrad Bolowich, Bill Craig on behalf of the VA Hospital, and Lewis Investment Group
Under Negotiation:	Price and terms of payment

The Agency Board immediately recessed to consider the closed session item as listed and reconvened at 7:14 p.m. with all members present. Agency General Counsel announced that the Agency Board met with its Negotiators and gave direction. There was no final action to report.

The Agency Board recessed and reconvened at 7:21 p.m. with all members present.

Scheduled and Related Items

CC-2011-030 -

CRA-2011-16 - Joint meeting of the City Council and Redevelopment Agency

- a. Council Bill #R-2011-07 - Approving and Authorizing execution of a Cooperative Agreement between the City and Agency pertaining to Public Improvements (City Council)
- b. CRA Bill #R-2011-02 - Approving and Authorizing execution of a Cooperative Agreement between the City and Agency pertaining to Public Improvements (Agency Board)
- c. Council Bill #R-2011-08 - Approving a Cooperation Agreement between the City and Agency relating to real property (City Council)
- d. CRA Bill #R-2011-03 - Approving a Cooperation Agreement between the City and Agency relating to real property (Agency Board)

The Agency Board was called to order at 7:21 p.m. with all members present. Special Counsel Huebsch of Stradling Yocca Carlson & Rauth addressed the City Council and Agency Board, stating that proposed resolutions were submitted for consideration that would approve a Cooperative Agreement and a Cooperation Agreement. The Cooperative Agreement set forth the Agency's current debt to the City as well as certain projects that the Agency may undertake in the future and for which the Agency would become indebted to the City. The Cooperation Agreement included a repayment schedule and because the Agency did not have the capacity to repay the City at this time, would provide deeds of trust to be recorded against the property to secure loans from the City.

He also commented that the Agency intended to convey real property to the City, such as the 80 acres between Redlands Boulevard and Mission Road west of California Street, the northwest corner of Redlands Boulevard and Richardson Street, and the southwest corner of Redlands Boulevard and Ohio Street in order to partially satisfy its debt to the City.

He then indicated that, per discussions with staff concerning implementation of the proposed Cooperative Agreement, that: 1) the Finance Director be instructed to transfer tax exempt bond proceeds held by the Agency to the City, which the City would hold in a segregated account and expend consistent with the original indenture; 2) the Finance Director be instructed to report concerning the state of the Agency's indebtedness to the City based on the adjustment should the City Council and Agency Board approve the conveyance of the suggested properties.

Relating to the Cooperation Agreement, he recommended that if the Agreement were approved, including the Grant Deeds as to the properties recommended above; that the Finance Director report the value of the property conveyed, the concept being that the property would be conveyed at fair market value.

He added that, based upon input from Agency staff, the indebtedness of the Agency was substantial and that even with the conveyance of land, the Agency would be indebted to the City for millions of dollars.

**Motion by Brauer, seconded by Dupper and unanimously carried to adopt Council Bill #R-2011-07 and Council Bill #R-2011-08, approving the Cooperative Agreement including the designated public improvements for which the Agency would become indebted to the City; the Cooperation Agreement, including conveying the real property to the City described as the 80 acres between Redlands Boulevard and Mission Road west of California Street, the northwest corner of Redlands Boulevard and Richardson Street, and the southwest corner of Redlands Boulevard and Ohio Street in order to partially satisfy its debt to the City, and conveying other parcels described in the Agreement to secure City Loans to the Agency.**

**Resolution No. 2683**

A Resolution of the City Council of the City of Loma Linda approving and authorizing the execution of a Cooperative Agreement with the Loma Linda Redevelopment Agency and making certain findings in connection with the provision of public improvements and authorizing such improvements in connection therewith

**Resolution No. 2684**

A Resolution of the City Council of the City of Loma Linda authorizing and approving a Cooperation Agreement between the City and the Loma Linda Redevelopment Agency and making certain determinations and approvals in connection therewith

**Motion by Rigsby, seconded by Dupper unanimously carried to adopt CRA Bill #R-2011-02 and CRA Bill #R-2011-03, approving the Cooperative Agreement , including the designated public improvements for which the Agency would become indebted to the City; the Cooperation Agreement, including conveying the real property to the City described as the 80 acres between Redlands Boulevard and Mission Road west of California Street, the northwest corner of Redlands Boulevard and Richardson Street, and the southwest corner of Redlands Boulevard and Ohio Street in order to partially satisfy its debt to the City, and conveying other parcels described in the Agreement to secure City Loans to the Agency.**

**Resolution No. 340**

A Resolution of the Loma Linda Redevelopment Agency approving and authorizing the execution of a Cooperative Agreement with the City of Loma Linda and making certain findings in connection with the provision of public improvements and authorizing such improvements in connection therewith.

**Resolution No. 341**

A Resolution of the Loma Linda Redevelopment Agency authorizing and approving a Cooperation Agreement between the Agency and the City of Loma Linda and making certain determinations and approvals in connection therewith

The Agency Board recessed to allow completion of the City Council Agenda and reconvened at 7:41 p.m. with all members present.

No items were added or deleted; no public participation comments were offered upon invitation of the Chair; and no conflicts of interest were noted.

**General**

**CRA-2011-17 - Minutes**

**Motion by Rigsby, seconded by Dailey and unanimously carried to approve the Minutes of February 22, 2011 as presented.**

The meeting adjourned at 7:42 p.m.

Approved at the meeting of

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Secretary