

MINUTES

DEVELOPMENT COMMITTEE Thursday, March 22, 2018, 3 p.m. Art Pick Council Chamber

PRESENT: Chair Gardner, Vice Chair Perry and Member Mac Arthur

STAFF PRESENT: Dana Roa, Kaitlyn Nguyen, Emilio Ramirez, David Welch, Carlie Meyers, and others

ALSO PRESENT: Norm Gritton and others

Chair Gardner called the meeting to order at 3 p.m.

DEVELOPMENT OF MIXED-USE RETAIL AND RESIDENTIAL PROJECT - 3102-3250 MAIN AND 3654 FIRST

Following discussion, a motion was made by Chair Gardner and seconded by Vice Chair Perry that the Development Committee (1) recommend that the Successor Agency to the Redevelopment Agency select Pacific American Development's proposal for development of the 1.8 acre Successor Agency-owned property located at 3102-3250 Main Street and 3654 First Street, Assessor's Parcel Numbers 213-031-002, -003, 004, and 005 and 213-081-001 and -002, within the Raincross District of the Downtown Specific Plan area for a mixed-use retail and residential project; and (2) direct staff to negotiate a Purchase, Sale and Development Agreement with Pacific American Development for the disposition of the 1.8 acre Successor Agency-owned property located at 3102-3250 Main Street and 3654 First Street, Assessor's Parcel Numbers 213-031-002, -003, 004, and 005 and 213-081-001 and -002, and the subsequent development of the mixed-use retail and residential project to be presented to the Successor Agency and Oversight Board for consideration. Motion carried unanimously.

LOAN FROM HOUSING AUTHORITY FOR AFFORDABLE HOUSING COMMUNITY DEVELOPMENT COSTS - 9830 COUNTY FARM

Following discussion, a motion was made by Vice Chair Perry and seconded by Member Mac Arthur that the Development Committee recommend to that the Housing Authority Board (1) approve the Cedar Glen II development proposal from Palm Communities dba Riverside Cedar Glen Partners II LP., for a residual receipts loan in the amount of \$600,000 from Housing Authority Restricted Funds to finance the development costs of a 50-unit affordable housing community on 3.76 acres located at 9830 County Farm Road; (2) direct staff to continue to look for other funding opportunities, including Housing First to fill the gap; and (3) if Palm Communities agrees, include permanent supportive housing within the project. Motion carried unanimously.

ORAL COMMUNICATIONS FROM THE AUDIENCE

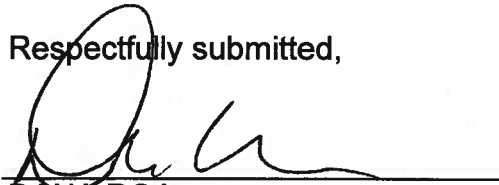
There were no oral communications at this time.

**ITEMS FOR FUTURE DEVELOPMENT COMMITTEE CONSIDERATION AS
REQUESTED BY MEMBERS OF THE COMMITTEE**

There were no items for future Development Committee consideration.

The meeting adjourned at 3:38 p.m.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'Dana Roa', is written over a horizontal line.

DANA ROA
Deputy City Clerk