

REDDING REDEVELOPMENT AGENCY
 Special Meeting, 7:00 p.m.
 Tuesday, September 7, 2004
 City Council Chambers
 777 Cypress Avenue
 Redding, California

MINUTES

Chair Stegall called the Special Meeting to order at 7:05 p.m. with the following Agency Members present: Cibula, Kight, Mathena, and Pohlmeier.

Also present were City Manager Warren, Assistant City Manager Perry, Assistant City Manager Starman, Deputy City Manager Bachman, Assistant City Attorney DeWalt, Development Services Director Hamilton, Management Assistant to the City Manager Cherpeski, City Clerk Strohmayer, Assistant City Clerk Sherman, and Executive Secretary Stribley.

JPR FOUNDATION REQUEST FOR ADDITIONAL FUNDING - Cascade Theatre Restoration Project

(R-030-145-350)

Assistant City Manager Starman highlighted the Report to Redevelopment Agency (Agency) dated August 27, 2004, concerning the JPR Foundation's (JPR) request for an additional \$40,000 "forgivable loan" for work associated with the restoration of the Cascade Theatre. He noted that JPR recently restored and reopened the historic Cascade Theatre in Downtown Redding. The total project cost was approximately \$5.6 million, with funding coming from a variety of different sources, including the Agency, which has contributed \$649,000 toward the project to date.

Mr. Starman noted that JPR has done an outstanding job of raising funds for the project. JPR must still raise approximately \$100,000 in order to fully pay for the project. This shortfall can be attributed, in part, to some public safety features that were added near the end of the project. These public safety features – which were required by the City of Redding – included additional emergency lighting, an upgrade to the fire alarm system, and some improvements to the fire sprinkler system.

In order to offset these additional costs and assist JPR complete its fundraising obligations, it is recommended that the Board agree to provide a \$40,000 forgivable loan to JPR. These funds would be used to pay for professional services, materials, and equipment. The loan would be forgiven after one year if JPR continues to operate the Cascade Theatre as a performing arts venue. It is further recommended that the Board approve a budget amendment in a like amount appropriating the necessary funding.

MOTION: Made by Agency Member Kight, seconded by Agency Member Mathena, approving a \$40,000 "forgivable loan" to the JPR Foundation for work associated with the restoration of the Cascade Theatre and approving Budget Amendment No. 2 for fiscal year 2004-05 appropriating funds in a like amount. The Vote: Unanimous Ayes

ACQUISITION OF PROPERTY LOCATED AT 2321 SOUTH BONNYVIEW ROAD - Budget Amendment

(R-030-145-010)

Assistant City Manager Starman reviewed the Report to Redevelopment Agency (Agency) dated August 31, 2004, incorporated herein by reference, concerning the acquisition of property located at 2321 South Bonnyview Road. He indicated that the property will be necessary for two projects outlined in the Market Street Redevelopment Plan - the widening of South Bonnyview Road and a future grade separation project at South Bonnyview Road and State Route 273. It was noted that the acquisition of the property for the proposed use is consistent with the Redding General Plan and is exempt from additional environmental review at this time pursuant to Section 15061(b)(3) of the California Environmental Quality Act (CEQA).

Mr. Starman recalled that the Board authorized staff to acquire the property for the asking price of \$120,000 or fair market value, whichever is less. He stated that the asking price had been substantiated by an MAI appraisal prepared by Ryan Murphy Group. It was, therefore, necessary to appropriate the funds needed to complete the transaction and close the escrow.

It was the recommendation of staff that the Board approve a budget amendment in the amount of \$150,000 for the costs associated with the acquisition of the aforementioned property.

MOTION: Made by Agency Member Mathena, seconded by Agency Member Pohlmeier, to approve Budget Amendment No. 3 for fiscal year 2004-05 in the amount of \$150,000, appropriating funds for the acquisition of property located at 2321 South Bonnyview Road. The Vote: Unanimous Ayes

ADJOURNMENT

There being no further business, at the hour of 7:10 p.m., Chair Stegall declared the meeting adjourned.

Respectfully submitted,

MARY LEAS STEGALL, Chair

KURT STARMAN, Secretary