

# **REDEVELOPMENT AGENCY BOARD**

## **MINUTES**

**APRIL 12, 2005**

LINDA J. LE ZOTTE  
FORREST WILLIAMS  
CINDY CHAVEZ  
CHUCK REED  
NORA CAMPOS

DISTRICT 1  
DISTRICT 2  
DISTRICT 3  
DISTRICT 4  
DISTRICT 5

RON GONZALES CHAIR

KEN YEAGER  
VACANT  
DAVID D. CORTESE  
JUDY CHIRCO  
NANCY PYLE

DISTRICT 6  
DISTRICT 7  
DISTRICT 8  
DISTRICT 9  
DISTRICT10

- **Call to Order and Roll Call**

Vice Mayor Chavez called the meeting to order0020at 3:15 p.m.

**PRESENT: CAMPOS, CHAVEZ, CHIRCO, CORTESE, LEZOTTE, PYLE, REED, WILLIAMS YEAGER.**

**ABSENT: GONZALES (Excused)**

**VACANT: DISTRICT 7 SEAT.**

- **Orders of the Day**

The Orders of the Day and the Amended Agenda were approved

## **1 CEREMONIAL ITEMS**

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None.

## **2 CONSENT CALENDAR**

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### **2.1 Report of the Rules Committee – March 23, 2004.**

- (a) Review April 5, 2005 Draft Agenda.
- (b) Addition of new items to the March 29, 2005 Agenda.
- (c) Staff Reports Outstanding for the March 29, 2005 Agenda.

Documents Filed: Report of the Rules Committee, dated March 23, 2005.

Action: The Rules Committee Report and the actions of March 23, 2005, were approved. (9-0-1. Absent: Gonzales).

## **3 GENERAL**

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### **3.1 Acceptance of Agency Financial Reports**

- (a) Monthly Financial Statements – February 2005
- (b) Capital Cost Report – February 2005
- (c) Cash Flow Projection - February 2005

Documents Filed: (1) Memoranda from Redevelopment Agency Director Harry Mavrogenes, all three dated April 12, 2005, recommending acceptance of the Financial Statements, Capital Cost Report, and Cash Flow Projection for the February 2005.

Action: The reports were accepted. (8-1-1. Noes: LeZotte. Absent: Gonzales).

## 4 NEIGHBORHOOD IMPROVEMENT STRATEGIES

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### 4.1 Approval of the first amendment to the agreement with Bill Gould Design Art & Architecture for design and cost estimating services for the Starbird Teen Center.

**Recommendation:** Approval of the first amendment to the agreement with Bill Gould Design Art & Architecture, in the amount of \$288,690 for a total contract amount not to exceed \$363,690, for design and cost estimating services for the Starbird Teen Center, amending the scope of services to include design and construction support services; and amending the schedule of performance to extend the contract term from May 15, 2005, through December 31, 2006. [BLACKFORD SNI]

Documents Filed: Memorandum from Redevelopment Agency Director Harry Mavrogenes, dated April 12, 2005, recommending approval of the first amendment to the agreement.

Action: The agreement was approved. (9-0-1. Absent: Gonzales).

## 5 HOUSING

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None.

## 6 PUBLIC FACILITIES AND SPACES

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### 6.1 Approval of an amendment to the agreement with Hexagon Transportation Consultants.

**Recommendation:**

- (a) Approval of a Continuation Agreement and Second Amendment to the Agreement with Hexagon Transportation Consultants, Inc., in the amount of \$25,000 for a total contract amount of \$425,000, for services related to the North San Jose Environmental Impact Study and Area Development Policy, and extending the term of the agreement by two months, through August 31, 2005.
- (b) Adoption of a resolution reallocating \$10,000 from the Edenvale Redevelopment Area – Industrial Work Program: Implementation project line to the Rincon de Los Esteros Redevelopment Area – Industrial Work Program: Implementation project line in the Adopted FY 2004-05 Capital Budget, and amending the FY 2004-05 Agency appropriations resolution.

[RINCON DE LOS ESTEROS]

Documents Filed: Memorandum from Redevelopment Agency Director Harry Mavrogenes, dated April 12, 2005, recommending adoption of a resolution.

Action: Resolution No. 5594 was adopted. (9-0-1. Absent: Gonzales).

## 6 PUBLIC FACILITIES AND SPACES

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### 6.2 Approval of agreements with San Jose Water Company and PG&E for the installation of water and electrical services for the McEnery Convention Center Temporary Expansion Project.

**Recommendation:** Approval of an agreement with San Jose Water Company in the amount of \$112,433 for water service, and approving agreements with PG&E in an amount totaling \$120,053.92 for new electrical service for the San Jose McEnery Convention Center Temporary Expansion Project. CEQA: Mitigated Negative Declaration, CP04-028. **[MONTEREY CORRIDOR]**

Documents Filed: Memorandum from Redevelopment Agency Director Harry Mavrogenes, dated April 12, 2005, recommending approval of an agreement.

Public Comment: William Garbett spoke in opposition to the Staff recommendation.

Action: The agreement was approved. (8-0-2. Absent: Yeager; Gonzales).

## 7 PRIVATE DEVELOPMENT

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None.

## 8 JOINT REDEVELOPMENT AGENCY/COUNCIL

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### 8.1 City Council and Redevelopment Agency Board approval of an agreement for a loan from the City's Parking Fund to the Redevelopment Agency.

**Recommendations:**

- (a) Approval by the City Council of a loan agreement in the amount of \$6,800,000 from the City of San Jose's Parking Fund Reserve to the Redevelopment Agency.
- (b) Approval by the City Council of Appropriation Ordinance amendments in the General Purpose Parking Fund:
  - (1) Establishing a Loan to the Redevelopment Agency in the amount of \$6,800,000; and,
  - (2) Decreasing the Reserve for Future Parking Facilities by \$6,800,000.
- (c) Approval by the Redevelopment Agency Board of a loan agreement in the amount of \$6,800,000 from the City of San Jose's Parking Fund Reserve.

**[MERGED]**

## 8 JOINT REDEVELOPMENT AGENCY/COUNCIL

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### 8.1 (Cont'd.)

Documents Filed: Memorandum from Redevelopment Agency Director Harry Mavrogenes, and City Manager Del Borgsdorf, dated April 12, 2005, recommending approval of a loan agreement, adoption of an appropriation ordinance, and approval of a loan.

Public Comment: William Garbett spoke in opposition to the Staff recommendation.

Vice Mayor Chavez requested that Staff return to Council regarding the parking issues downtown.

Action: The loan agreement was approved, Ordinance No. 27405, entitled: "An Ordinance of the City of San José Amending Ordinance No. 27196 to Appropriate Monies in the General Purpose Parking Fund for the Loan to the Redevelopment Agency; and Providing that this Ordinance Shall Become Effective Immediately Upon Adoption", was adopted, and the loan agreement in the amount of \$6,800,000 from the City of San Jose's Parking Fund Reserve was approved. (9-0-1. Absent: Gonzales).

- **Closed Session Report**

None.

- **Open Forum**

None.

- **Adjournment**

The Joint Redevelopment Agency/City Council meeting was adjourned at 3:23 p.m.

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CINDY CHAVEZ, VICE MAYOR

ATTEST:

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HARRY S. MAVROGENES, SECRETARY