

REDEVELOPMENT AGENCY BOARD

MINUTES

APRIL 26, 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
DISTRICT 10

- **Call to Order and Roll Call**

Mayor Gonzales called the meeting to order at 3:41 p.m.

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

ABSENT: None.

VACANT: DISTRICT 7 SEAT.

- **Orders of the Day**

The Orders of the Day and the Amended Agenda were approved.

1 CEREMONIAL ITEMS

None.

2 CONSENT CALENDAR

2.1 Approval of Board Meeting Minutes:

Recommendation: Approval of Redevelopment Agency Minutes for:

- (a) Regular meeting of March 1, 2005.
- (b) Regular meeting of March 22, 2005.
- (c) Regular meeting of March 29, 2005.

Action: The Redevelopment Agency minutes were approved. (10-0).

2.2 Report of the Rules Committee – March 30, 2004.

- (a) Review April 12, 2005 Draft Agenda.
- (b) Addition of new items to the April 5, 2005 Agenda: Meeting Cancelled
- (c) Staff Reports Outstanding for the April 5, 2005 Agenda.

Action: The Rules Committee report and actions for March 30, 2004 were accepted. (10-0).

2 CONSENT CALENDAR

2.3 Report of the Rules Committee – April 6, 2004.

- (a) Review April 19, 2005 Draft Agenda.
- (b) Addition of new items to the April 12, 2005 Agenda.
- (c) Staff Reports Outstanding for the April 12, 2005 Agenda.

Action: The Rules Committee report and actions of April 6, 2004 were accepted. (10-0).

3 GENERAL

None.

4 NEIGHBORHOOD IMPROVEMENT STRATEGIES

None.

5 HOUSING

None.

6 PUBLIC FACILITIES AND SPACES

6.1 Authorization for the Executive Director to award a contract for construction and infrastructure and site improvements related to the San Jose McEnery Convention Center expansion project.

Recommendation: Adoption of resolutions:

- (a) Approving added funding of \$430,000 to the FY 2004-2005 Adopted Capital Budget, Temporary Convention Center project line in the Merged Redevelopment Area, and amending the FY 2004-2005 Agency appropriations resolution; and,
- (b) Increasing the construction contingency from \$531,150 to \$961,150, for additional scope including, but not limited to, an interior structural system; and,
- (c) Authorizing the Executive Director to execute or amend agreements as needed to support the San Jose McEnery Convention Center Expansion Project in a total amount not to exceed \$6,770,000.

CEQA: Mitigated Negative Declaration, CP04-028 [**MERGED**]

6 PUBLIC FACILITIES AND SPACES

- 6.1 Documents Filed: Memorandum from Executive Director of Redevelopment Agency Harry S. Mavrogenes, dated April 26, 2005, recommending the adoption of the resolution.

Public Comments: William Garbett spoke in opposition to the contract.

Discussion: Council Member Cortese stated he would be voting against the recommendation to remain consistent with past votes upon the San José McEnergy Convention Center expansion project.

Vice Mayor Chavez asked staff to continue their efforts in working with the neighborhood community and to return to Council with a status report of the project.

Action: Agency Resolution No. 5597 and 5598 were adopted, with direction for staff to continue working with the neighborhood community and to return to Council with a status report of the project. (9-1). Noes: Cortese.

7 PRIVATE DEVELOPMENT

- 7.1 **Approval of the Third Amendment to the Ground Lease with Japantown Development L.P., clarifying allowed uses for the ground floor retail space in Miraido Village.**

Recommendation: Approval of the Third Amendment to the Ground Lease with Japantown Development L.P., clarifying allowed uses for the ground floor retail space in Miraido Village, and authorizing the Executive Director to approve other uses, on a case by case basis, if the proposed use is allowed under the zoning in affect at that time. CEQA: Negative Declaration; PDC03-056.

[JAPANTOWN]

Documents Filed: Memorandum from Executive Director of Redevelopment Agency Harry S. Mavrogenes, dated April 26, 2005, recommending approval of the third amendment.

Action: The third amendment was approved. (10-0).

8 JOINT REDEVELOPMENT AGENCY/COUNCIL

8.1 City Council and Redevelopment Agency Board actions for the approval to transfer Neighborhood Revitalization Strategy funds to the Agency for the ERCA and GONA Neighborhood Centers located at the Edenvale and Stipe Elementary schools.

Recommendations:

- (a) Adoption by the City Council of the following Appropriation Ordinance amendments in the General Fund:
 - (1) Establish a transfer to the Redevelopment Agency in the amount of \$57,900 for the completion of site work for the Edenvale Roundtable Community Association (ERCA) and Great Oaks Neighborhood Association (GONA) neighborhood centers; and,
 - (2) Decrease the Neighborhood Revitalization Strategy (NRS) appropriation by \$57,900.
- (b) Adoption of a resolution by the Redevelopment Agency Board approving the following revenue resolution adjustments to the FY 2004-2005 Adopted Capital Budget:
 - (1) Adding \$57,900 to Other/Miscellaneous Revenue transferred from the City's Parks, Recreation and Neighborhood Services (PRNS) NRS fund.
- (b) Adoption of a resolution by the Redevelopment Agency Board approving the following revenue resolution adjustments to the FY 2004-2005 Adopted Capital Budget: (Cont'd.)
 - (2) Adding \$35,700 to the ERCA Neighborhood Center sub-project in the SNI - Edenvale/Great Oaks project line appropriation.
 - (3) Adding \$22,200 to the GONA Neighborhood Center sub-project in the SNI - Edenvale/Great Oaks project line appropriation.
- (c) Redevelopment Agency Board approval to amend the FY 2004-2005 Agency appropriations resolution
- (d) City Council and Agency Board approval of the First Amendment to the Amended and Restated Cooperation Agreement providing for the City's transfer of funds for the cost of site improvements at the ERCA Neighborhood Center Project and the GONA Neighborhood Center Project to the Agency in a lump sum.

CEQA: Exempt, PP03-09-278 (Edenvale), PP03-09-277 (Great Oaks)

[EDENVALE]

Documents Filed: Memorandum from Executive Director of Redevelopment Agency Harry S. Mavrogenes, dated April 26, 2005, recommending adoption of the ordinance amendments and revenue resolution adjustments.

8 JOINT REDEVELOPMENT AGENCY/COUNCIL

8.1 Action: Ordinance No. 27415 and Agency Resolution No. 5599 were adopted, and the first amendment was approved. (10-0).

- **Closed Session Report**

None.

- **Open Forum –**

None.

- **Adjournment**

The Joint Redevelopment Agency meeting was adjourned at 3:46 p.m.

RON GONZALES, MAYOR

ATTEST:

HARRY S. MAVROGENES, SECRETARY