

REDEVELOPMENT AGENCY BOARD

MINUTES

MAY 24, 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**

Mayor Gonzales called the meeting to order at 3:20 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 Amended Agenda were approved.

1 CEREMONIAL ITEMS

None.

2 CONSENT CALENDAR

2.1 Report of the Rules Committee – April 27, 2005.

- (a) Review May 10, 2005 Draft Agenda.
- (b) Addition of new items to the May 3, 2005 Agenda: Cancelled
- (c) Staff Reports Outstanding for the May 3, 2005 Agenda.

Action: The Rules Committee report and actions of April 27, 2005 were accepted.
(9-0-1). Absent: Williams.

2.2 Report of the Rules Committee – May 4, 2005.

- (a) Review May 17, 2005 Draft Agenda.
- (b) Addition of new items to the May 10, 2005 Agenda: Cancelled
- (c) Staff Reports Outstanding for the May 10, 2005 Agenda.

Action: The Rules Committee report and actions of May 4, 2005 were accepted.
(9-0-1). Absent: Williams.

2 CONSENT CALENDAR

2.3 Approval of the proposed Agency Retention Schedule and acceptance of the Agency's Public Records Act procedures.

Recommendation: Adoption of resolutions approving:

- (a) Procedures for the retention and destruction of Redevelopment Agency documents; and,
- (b) Procedures for production of public records under the California Public Records Act.

Documents Filed: Memorandum from Executive Director of Redevelopment Agency Harry S. Mavrogenes, dated May 24, 2005, recommending adoption of the resolutions.

Action: Agency Resolution Nos. 5609 and 5610 were adopted. (9-0-1). Absent: Williams.

3 GENERAL

None.

4 NEIGHBORHOOD IMPROVEMENT STRATEGIES

None.

5 HOUSING

None.

6 PUBLIC FACILITIES AND SPACES

- *6.1 Award of a construction contract to Fluoresco Lighting & Signs for the manufacture, fabrication and installation of Identification, Interpretive and Way-Finding Systems signage for the Guadalupe River Park and Gardens and related budget actions.**

Recommendations: Adoption of resolutions:

- (a) Awarding a construction contract to Fluoresco Lighting & Signs, the low bidder, in the amount of \$429,722 and establishing a construction contingency in the amount of \$42,978, for a total construction budget of \$472,700, for the manufacture, fabrication and installation of Identification, Interpretive and Way-Finding Systems signage at the Guadalupe River Park and Gardens; and,
- (b) Approving an adjustment to the Adopted FY 2004-05 Capital Budget to add \$617,000 to the Merged Area Guadalupe River Park Flood Control Project line; and amending the FY 2004-2005 Agency appropriations resolution.

CEQA: Exempt, PP05-089 [**MERGED**]

Documents Filed: Memorandum from Executive Director of Redevelopment Agency Harry S. Mavrogenes, dated May 24, 2005, recommending adoption of the resolution.

Action: Agency Resolution No. 5612 was adopted. (9-0-1). Absent: Williams.

7 PRIVATE DEVELOPMENT

- 7.1 Approval of a Downtown Signage Grant Program to assist business owners.**

Recommendation: Adoption of a resolution approving a Downtown Signage Grant Program for signage grants to eligible business owners in the downtown core, in an amount not to exceed \$10,000 per grant. [**MERGED**]

Documents Filed: Memorandum from Executive Director of Redevelopment Agency Harry S. Mavrogenes, dated May 24, 2005, recommending adoption of the resolution.

Action: Agency Resolution No. 5613 was adopted. (9-0-1). Absent: Williams.

8 JOINT REDEVELOPMENT AGENCY/COUNCIL

8.1 Public Hearing and approval of the fourth amendment to the Amended and Restated DDA with The Montgomery Hotel Group, LLC, for development of the Montgomery Hotel, to restructure certain financial provisions of the DDA.

Recommendations:

- (a) Adoption of a resolution by the City Council accepting the summary of costs and findings of the Amended Summary 33433 Report and the Estimated Reuse Valuation pursuant to the California Health and Safety Code Section 33433 for the development of the Montgomery Hotel with Montgomery Hotel Group, LLC; and,
- (b) Adoption of a resolution by the Redevelopment Agency Board approving the Fourth Amendment to the Amended and Restated Disposition and Development Agreement (DDA) with Montgomery Hotel Group to restructure the Agency's revenue participation, eliminate the Agency's share of Historic Tax Credit Payments, provide for the conversion of the Agency's Cash Contribution to a loan for Developer repayment of up to \$10,612,962 and amend the Declaration of Covenants, Conditions, and Restrictions in conformance with the amendment; and authorizing the Executive Director to execute ancillary documentation necessary to implement the terms of the Fourth Amendment.

CEQA: Resolution No. 68839, File No. RCP03-032 [**SAN ANTONIO PLAZA**]

Documents Filed: Memorandum from Executive Director of Redevelopment Agency Harry S. Mavrogenes, dated May 24, 2005, recommending adoption of a resolution by the City Council and adoption of a resolution by the Redevelopment Agency Board.

Action: Resolution No. 72690 and Agency Resolution No. 5614 were adopted. (9-0-1). Absent: Williams.

• Closed Session Report

None.

• Open Forum -

None.

- **Adjournment**

The Redevelopment Agency Board meeting was adjourned at 3:22 p.m.

RON GONZALES, MAYOR

ATTEST:

HARRY S. MAVROGENES, SECRETARY