



REDEVELOPMENT AGENCY BOARD

MINUTES

OCTOBER 7, 2008

PETE CONSTANT
FORREST WILLIAMS
SAM T. LICCARDO
KANSEN CHU
NORA CAMPOS

DISTRICT 1
DISTRICT 2
DISTRICT 3
DISTRICT 4
DISTRICT 5

CHUCK REED – CHAIR

PIERLUIGI OLIVERIO
MADISON P. NGUYEN
DAVID D. CORTESE
JUDY CHIRCO
NANCY PYLE

DISTRICT 6
DISTRICT 7
DISTRICT 8
DISTRICT 9
DISTRICT 10

Call to Order and Roll Call

3:56 p.m. - Regular Session, Council Chambers, City Hall

Absent: Williams, Campos, Cortese (Excused).

- Open Forum
- Closed Session Report
- None.
- Orders of the Day

The Orders of the Day were approved. (8-0-3) Absent: Williams, Campos, Cortese.

1 CEREMONIAL ITEMS

None

2 CONSENT CALENDAR

2.1 Report of the Rules and Open Government Committee – September 10, 2008.

Chair Reed, Chairperson

- (a) Addition of new items to the September 16, 2008.
- (b) Review September 23, 2008 Draft Agenda.
- (c) Assign “Time Certain” for convening Redevelopment Agency Agenda.

Documents Filed: Report of the Rules and Open Government Committee of September 10, 2008.

Action: The Rules and Open Government Committee report and actions of September 10, 2008, were approved. (8-0-3) Absent: Williams, Campos, Cortese.

2.2 Report of the Rules and Open Government Committee – September 17, 2008.

Chair Reed, Chairperson

- (a) Addition of new items to the September 23, 2008.
- (b) Review September 30, 2008 Draft Agenda.
- (c) Assign “Time Certain” for convening Redevelopment Agency Agenda.

Documents Filed: Report of the Rules and Open Government Committee of September 17, 2008.

Action: The Rules and Open Government Committee report and actions of September 17, 2008, were approved. (8-0-3) Absent: Williams, Campos, Cortese.

2 CONSENT CALENDAR

2.3 Approval of Board Meeting Minutes.

Recommendation: Approval of Redevelopment Agency Minutes for:
(a) Regular meeting of September 16, 2008.

Documents Filed: Regular minutes of September 16, 2008.

Action: The Redevelopment Agency minutes were approved. (8-0-3) Absent: Williams, Campos, Cortese.

2.4 Approval of an amendment to the agreement with Ken Kay Associates for services related to the SoFA Sidewalk Demonstration Project.

Recommendation: Approval of the second amendment to the agreement with Ken Kay Associates, extending the term of the agreement by one year through October 23, 2009, and amending the scope of services to include preparation of construction documents, construction administration and bid support for the SoFA Sidewalk Demonstration Project, at no additional cost to the Agency. CEQA: Downtown Strategy 2000 EIR, Resolution 72767.

Documents Filed: Memorandum from Executive Director of Redevelopment Agency Harry S. Mavrogenes, dated September 25, 2008, recommending approval of the second amendment to the agreement with Ken Kay Associates.

Action: The Redevelopment Agency Board approved the second amendment to the agreement with Ken Kay Associates. (8-0-3) Absent: Williams, Campos, Cortese.

3 GENERAL

None

4 NEIGHBORHOOD IMPROVEMENT STRATEGIES

None

5 HOUSING

None

6 PUBLIC FACILITIES AND SPACES

None

7 PRIVATE DEVELOPMENT

None

8 JOINT REDEVELOPMENT AGENCY/COUNCIL

No Redevelopment-related actions were discussed on the City Council agenda today.

The City Council convened at 2:56 p.m. to consider Items 8.1 – 8.2 in a Joint Session.

8.1 City Council and Agency Board approval of a Cooperation Agreement related to real property located at 292 Stockton Avenue and 610 W. Julian Street.

Recommendations:

- (a) City Council and Redevelopment Agency Board approval of a Cooperation Agreement between the City and the Redevelopment Agency to convey the property located at 292 Stockton Avenue and 610 West Julian Street from the City to the Agency for a purchase price of \$1,585,000.
- (b) Adoption of a resolution by the Redevelopment Agency Board approving an adjustment to the FY 2008-09 Adopted Capital Budget adding \$1,000,000 to the Demolition/Acquisition of Westinghouse Warehouse Building project line in the Julian-Stockton Redevelopment Area, and amending the FY 2008-09 Agency appropriations resolution.

CEQA: San Jose Downtown Strategy 2000, Resolution No 72767 and addenda thereto, File No. PP07-277. **[JULIAN/STOCKTON]**

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8 JOINT REDEVELOPMENT AGENCY/COUNCIL

(Cont'd)

- 8.1** Documents Filed: Memorandum from Executive Director of Redevelopment Agency Harry S. Mavrogenes and City Manager Debra Figone, dated September 23, 2008, recommending a) City Council and Redevelopment Agency Board approval of a Cooperation Agreement between the City and the Redevelopment Agency to convey the property located at 292 Stockton Avenue and 610 West Julian Street from the City to the Agency; and, b) adoption of a resolution by the Redevelopment Agency Board approving an adjustment to the FY 2008-09 Adopted Capital Budget adding \$1,000,000 to the Demolition/Acquisition of Westinghouse Warehouse Building project line in the Julian-Stockton Redevelopment Area, and amending the FY 2008-09 Agency appropriations resolution.

Action: The City Council and Redevelopment Agency Board approved the Cooperation Agreement between the City and the Redevelopment Agency to convey property as stated. Agency Resolution 5860 adopted. (8-0-3) Absent: Williams, Campos, Cortese.

- 8.2** **Approval of an agreement with Empire California Investment LLC, for improvements to the property located at 499 N. 11th Street.**

Recommendation: City Council and Redevelopment Agency Board approval of an agreement with Empire California Investment LLC, in the amount of \$400,000, for improvements to the property located at 499 North 11th Street for the creation of a Smart Start Center providing 80 childcare spaces to be operated under Smart Start San Jose standards. CEQA: Exempt, File No. CP08-024. [SNI – 13th STREET]

Documents Filed: Memorandum from Executive Director of Redevelopment Agency Harry S. Mavrogenes and City Manager Debra Figone, dated September 25, 2008, recommending City Council and Redevelopment Agency Board approval of an agreement with Empire California Investment LLC, in the amount of \$400,000, for improvements to the property located at 499 North 11th Street for the creation of a Smart Start Center.

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8 JOINT REDEVELOPMENT AGENCY/COUNCIL

(Cont'd)

- 8.2 Action: The City Council and Redevelopment Agency Board approved the agreement with Empire California Investment LLC. (8-0-3) Absent: Williams, Campos, Cortese.

The City Council portion of the meeting adjourned at 4:03 p.m.

- **Adjournment**
The Redevelopment Agency Board adjourned at 4:03 p.m.

ATTEST:



HARRY S. MAVROGENES, SECRETARY