

REDEVELOPMENT AGENCY MINUTES

JANUARY 23, 2007

PETE CONSTANT
FORREST WILLIAMS
SAM LICCARDO
Vacant
NORA CAMPOS

DISTRICT 1
DISTRICT 2
DISTRICT 3
DISTRICT 4
DISTRICT 5

CHUCK REED –CHAIR

Vacant
MADISON P. NGUYEN
DAVID D. CORTESE
JUDY CHIRCO
NANCY PYLE

DISTRICT 6
DISTRICT 7
DISTRICT 8
DISTRICT 9
DISTRICT 10

Welcome to the San Jose Redevelopment Agency's Board meeting. Our Board is composed of the ten City Council Members and the Mayor, who serve as our Boardmembers and Chairperson.

If you wish to address the Redevelopment Agency about an issue that is not on the agenda, you may speak during the "Open Forum" during the City Council's meeting. The City Council and Redevelopment Agency Board are unable to take action on issues presented during "Open Forum."

The Agenda following this page contains a Consent Calendar section for routine business items requiring Redevelopment Agency approval, as well as general business items arranged corresponding to the Agency's Critical Service Areas. The Critical Service Areas represent the policy-making level for strategic planning, policy setting, and investment decisions in the critical functions the Agency provides to the community and to the City. The four Critical Service Areas are:

- ***Promote and Implement Neighborhood Improvement Strategies*** — Through collaboration, revitalize commercial and residential neighborhoods so they are livable, safe, diverse and economically sustainable.
- ***Enhance the Quality and Supply of the City's Housing Stock*** — Enhance the Quality and Supply of the City's Housing Stock
- ***Initiate and Facilitate Public Facilities and Spaces*** — To guide the creation of a fabric of public facilities and spaces that is useful, stable, inviting, delightful and instills pride in the community to foster the opportunity for other investments
- ***Initiate and Facilitate Private Development*** — Capitalize on market opportunities and facilitate private development in the fastest possible time with the highest quality customer service

You may provide input on agenda items by filling out a **BLUE Speaker's Card** and submitting it to the City Clerk or Agency's Clerk during the meeting. If you wish to speak to the Agency, some tips to help you are noted below:

- **Submit a speaker's card before the meeting and before the item is heard.** This will ensure that your name is called for the items you wish to address, and ensure the meeting runs smoothly for all participants.
- When the Board reaches your item on the agenda, the Chairperson will open the public hearing and call your name. Please address the Agency from the speaker's podium.
- Each speaker generally has two minutes to speak per item. The amount of time allotted to speakers may vary at the Chairperson's discretion however, depending on the number of speakers and length of agenda.

If you have any questions, please direct them to Agency staff seated at the tables just below the dais. Thank you for taking the time to attend today's meeting. We look forward to seeing you at future meetings. The Redevelopment Agency meets on Tuesdays, following the City Council's meeting at 1:30 p.m.

Meeting agendas are posted outside City Hall and the agendas and Agency Board Staff Reports may be viewed on the Internet at <http://www.sjredevelopment.org/agendas.htm>. To arrange an accommodation under the Americans with Disabilities Act to participate in this public meeting, please call (408) 535-1260 or (408) 294-9337 (TTY) at least two business days before the meeting.

On occasion the Redevelopment Agency may consider agenda items out of order.

- **Call to Order and Roll Call**
9: 32 a.m. - Closed Session, City Hall Tower, 18th Floor, City Hall
Absent – Cortese (Excused) (District 4 & District 6 vacant).

4:04 p.m. - Regular Session, Council Chambers, City Hall
Absent – None (District 4 & District 6 vacant).
- **Orders of the Day**
The Orders of the Day were approved. (9-0) District 4 & District 6 vacant

1. CEREMONIAL ITEMS

None.

2. CONSENT CALENDAR

2.1 Report of the Rules Committee – December 13, 2006.

Vice Chair Chavez, Chair

- (a) Review January 9, 2007 Draft Agenda.
- (b) Addition of new items to the December 19, 2006 Agenda; Meeting cancelled.
- (c) Staff Reports outstanding for December 19, 2006: as of December 6, 2006; Meeting cancelled.

Documents Filed: Report of the Rules Committee of December 13, 2006.

Action: The Rules Committee report and actions of December 13, 2006 were accepted. (9-0-2) District 4 & District 6 vacant

3. GENERAL

3.1 Acceptance of Agency Financial Reports

- (a) Monthly Financial Statements – November 2006
- (b) Capital Cost Report - November 2006
- (c) Cash Flow Projection - November 2006

Documents Filed: (1) Memorandum from Executive Director of Redevelopment Agency Harry S. Mavrogenes, dated January 11, 2007, recommending acceptance of the financial statements. (2) Memorandum from Executive Director of Redevelopment Agency Harry S. Mavrogenes, dated January 11, 2007, recommending acceptance of the capital cost report. (3) Memorandum from Executive Director of Redevelopment Agency Harry S. Mavrogenes, dated January 11, 2007, recommending acceptance of the Cash Flow Projection.

Action: The reports were accepted. (9-0-2) District 4 & District 6 vacant

4. NEIGHBORHOOD IMPROVEMENT STRATEGIES

None.

5. HOUSING

None.

6. PUBLIC FACILITIES AND SPACES

6.1 Rejection of bids for upgrades at the Mexican Heritage Plaza and Gardens.

Recommendation: Approval to reject all bids for the construction of the Mexican Heritage Plaza HVAC and Electrical Upgrade Project and direction to staff to rebid the project with the following add-alternates: Gallery HVAC, site electrical, and fountain upgrades. CEQA: Exempt: File PP06-072. [ALUM ROCK]

Public Comments: William Garbett spoke in opposition of Item 6.1.

(Item continued on the next page)

6. PUBLIC FACILITIES AND SPACES

(Cont'd)

- 6.1** Documents Filed: Memorandum from Executive Director of Redevelopment Agency Harry S. Mavrogenes, dated January 11, 2007, recommending rejection of all bids for the Mexican Heritage Plaza HVAC and Electrical Upgrade Project and direction to staff to re-bid the project.

Action: Agency Board rejected all bids for the McCabe Hall HVAC Project and authorized re-bidding of the project. (9-0-2) District 4 & District 6 vacant

7. PRIVATE DEVELOPMENT

- 7.1** **Approval of an Owner Participation Agreement with the Story & King Properties LLC.**

Recommendation: Approval of an Owner Participation Agreement with Story & King Properties LLC, in the amount of \$180,000, for facade improvements for a building located at 996 South King Road. CEQA: Exempt, File No. PP07-00 [STORY ROAD]

Documents Filed: Memorandum from Executive Director of Redevelopment Agency Harry S. Mavrogenes, dated January 11, 2007, recommending approval of an Owner Participation Agreement with Story & King Properties LLC.

Action: Agency Board approved an Owner Participation Agreement with Story & King Properties LLC. (9-0-2) District 4 & District 6 vacant

8. JOINT REDEVELOPMENT AGENCY/COUNCIL

Items 9.1 -9.4 on the City Council's Agenda related to the "Quarterly Status Report on the Citywide Capital Improvement Program," the "Airport Obstruction Study," an "Easement Agreement for a portion of the GRP Trail," and the "appointment of the Agency's Vice Chairperson," were heard and action taken during the Council meeting at 1:30 p.m. today.

8. JOINT REDEVELOPMENT AGENCY/COUNCIL

None.

- Closed Session Report

None.


- Open Forum

None.

- Adjournment

The Redevelopment Agency Board adjourned at 4:15 p.m.

ATTEST:



HARRY S. MAVROGENES, SECRETARY