

# REDEVELOPMENT AGENCY MINUTES

**JANUARY 9, 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.

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

**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 Council/Agency is unable to take action on issues presented during "Open Forum."**

You may provide input on the listed 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 the 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.

- **Call to Order and Roll Call**

**11: 00 a.m.** - Closed Session, City Hall Tower, 18<sup>th</sup> Floor, City Hall  
**Absent – None (District 4 & District 6 vacant).**

**3:49 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**

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None.

## **2. CONSENT CALENDAR**

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### **2.1 Approval of Board Meeting Minutes.**

**Recommendation:** Approval of Redevelopment Agency Minutes for:

(a) Regular meeting of November 21, 2006

Documents Filed: Regular minutes of November 21, 2006.

Action: The Redevelopment Agency minutes were approved. (9-0-2) District 4 & District 6 vacant

## **3. GENERAL**

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None.

## **4. NEIGHBORHOOD IMPROVEMENT STRATEGIES**

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None.

## **5. HOUSING**

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None.

## **6. PUBLIC FACILITIES AND SPACES**

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### **6.1 Award of a contract to AU Electric Corp., for the South Hall CCTV and Life Safety Project at the San Jose McEnery Convention Center.**

**Recommendation:** Adoption of a resolution awarding a contract to AU Electric Corp., the low bidder in the amount of \$298,888, for the South Hall CCTV and Life Safety Project at the San Jose McEnery Convention Center, and authorization of a construction contingency in the amount of \$29,889 for a total contract amount of \$328,777. CEQA: Mitigated Negative Declaration File Number CP04-028.  
**[MERGED]**

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

Documents Filed: Memorandum from Executive Director of Redevelopment Agency Harry Mavrogenes, dated January 9, 2007, recommending award of a contract to AU Electric Corp., the low bidder in the amount of \$298,888, for the South Hall CCTV and Life Safety Project.

Action: Agency Resolution No. 5726 adopted. (9-0) District 4 & District 6 vacant

## **7. PRIVATE DEVELOPMENT**

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None.

## **8. JOINT REDEVELOPMENT AGENCY/COUNCIL**

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Item 9.1 on the City Council's Agenda, related to "lease of space at 1180 Blossom Hill Rd" was heard and action taken during the Council meeting at 1:30 p.m. today.

City Council convened at 3:23 p.m. to consider Item 8.1 in a Joint Session.

### **8.1 Approval of a Reimbursement Agreement with Nanosolar, Inc., for acquisition of capital equipment.**

**Recommendations:**

- (a) Adoption of a resolution by the Redevelopment Agency Board approving a Reimbursement Agreement with Nanosolar, Inc., to provide financial assistance in an amount not to exceed \$1,500,000, for acquisition of capital equipment for its industrial and manufacturing facility in the Edenvale Redevelopment Project Area and making certain findings; and,  
*(Item continued on the next page)*

## **8. JOINT REDEVELOPMENT AGENCY/COUNCIL**

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(Cont'd)

- 8.1 (b) City Council direction to the City Manager for the Office of Economic Development to pursue Employment Training Panel Funds, in the amount of \$500,000, to support workforce development efforts on behalf of Nanosolar.

CEQA: Resolution No. 69699. [EDENVALE]

Public Comments: Ross Signorino spoke concerning Item 8.1.

Documents Filed: Memorandum from Executive Director of Redevelopment Agency Harry S. Mavrogenes and City Manager Les White, dated January 9, 2007, recommending, a) Agency approval of a Reimbursement Agreement with Nanosolar, Inc., and making certain findings; and 2) City Council direction to the City Manager for the Office of Economic Development to pursue Employment Training Panel Funds, in the amount of \$500,000. Supplemental Memorandum from Executive Director of Redevelopment Agency Harry S. Mavrogenes, dated January 9, 2007, regarding the findings required for the Nanosolar Reimbursement Agreement.

Action: Agency Resolution No. 5727 adopted. (9-0) District 4 & District 6 vacant City Council directed the City Manager to have the Office of Economic Development pursue Employment Training Panel Funds, in the amount of \$500,000, to support workforce development efforts on behalf of Nanosolar. Approved. (9-0) District 4 & District 6 vacant

- 8.2 **Award of a contract to Environmental Systems, Inc., for the McCabe Hall HVAC Project.**

**Recommendations:**

- (a) Adoption of a resolution by the City Council making certain determinations, consistent with the Health and Safety Code Section 33445, as required by state law for Redevelopment Agency funding of the proposed improvements to McCabe Hall; and,
- (b) Adoption of a resolution by the Redevelopment Agency Board awarding a contract to Environmental Systems, Inc., the low bidder in the amount of \$370,300, for the McCabe Hall Heating, Ventilation, and Air Conditioning Project, and authorization of a construction contingency in the amount of \$37,030 for a total contract amount of \$407,330.

[MERGED]

*(Item continued on the next page)*

## **8. JOINT REDEVELOPMENT AGENCY/COUNCIL**

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(Cont'd)

Documents Filed: Memorandum from Executive Director of Redevelopment Agency Harry S. Mavrogenes, dated January 9, 2007, recommending, a) Adoption of a resolution by the City Council making certain determinations, consistent with the Health and Safety Code Section 33445, as required by state law for Redevelopment Agency funding of the proposed improvements to McCabe Hall; and 2) adoption of a resolution by the Redevelopment Agency Board awarding a contract to Environmental Systems, Inc., in the amount of \$370,300, for the McCabe Hall Heating, Ventilation, and Air Conditioning Project, and authorization of a construction contingency in the amount of \$37,030 for a total contract amount of \$407,330.

Action: City Council Resolution No. 73592 adopted. Agency Resolution No. 5728 adopted. (9-0) District 4 & District 6 vacant

### **8.3 Approval of a Cooperation Agreement for the loan of an Agency employee to the City.**

- \* **Recommendation:** City Council and Redevelopment Agency Board approval of a Cooperation Agreement specifying the terms and conditions for the loan and employment of an Agency employee to the Office of the Mayor on a temporary basis, for up to one year.

Public Comments: William Garbett spoke in opposition of Item 8.3.


Documents Filed: Memorandum from Executive Director of Redevelopment Agency Harry S. Mavrogenes, dated January 9, 2007, recommending the City Council and Redevelopment Agency Board approve a Cooperation Agreement specifying the terms and conditions for the loan and employment of an Agency employee to the Office of the Mayor for up to one year.

Action: The Cooperation Agreement was approved. (9-0) District 4 & District 6 vacant

**City Council portion of the meeting adjourned at 4:19 p.m.**

- **Closed Session Report**  
None.
- **Open Forum**  
None.
- **Adjournment**  
**The Redevelopment Agency Board adjourned at 4:19 p.m.**

**ATTEST:**



**HARRY S. MAVROGENES, SECRETARY**