

REDEVELOPMENT AGENCY MINUTES

NOVEMBER 20, 2007

PETE CONSTANT
FORREST WILLIAMS
SAM LICCARDO
KANSEN CHU
NORA CAMPOS

DISTRICT 1
DISTRICT 2
DISTRICT 3 CHUCK REED – CHAIR
DISTRICT 4
DISTRICT 5

PIERLUIGI OLIVERIO DISTRICT 6
MADISON P. NGUYEN DISTRICT 7
DAVID D. CORTESE DISTRICT 8
JUDY CHIRCO DISTRICT 9
NANCY PYLE DISTRICT 10

Call to Order and Roll Call

9:31 a.m. - Closed Session, Council Chambers Conference Room W133

5:45 p.m. - Regular Session, Council Chambers, City Hall

- **Open Forum**
William Garbett and Steven Hazel spoke on item 9.1, the Vietnamese Retail Area, which will be heard in the joint City/Agency evening session.
- **Closed Session Report**
None.
- **Orders of the Day**
The Orders of the Day were approved. Item 7.1 “OPA with First Street Associates Two,” was deferred to December 18, 2007. (10-0-1) Absent: Campos.

1 CEREMONIAL ITEMS

None

2 CONSENT CALENDAR

2.1 Report of the Rules and Open Government Committee – October 24, 2007. Chair Reed, Chairperson

- (a) Review October 30, 2007, Final Agenda: Meeting Cancelled.
- (b) Review November 6, 2007 Draft Agenda.
- (c) Assign “Time Certain” for convening Redevelopment Agency Agenda.

Documents Filed: Report of the Rules and Open Government Committee of October 24, 2007.

Action: The Rules and Open Government Committee report and actions of October 24, 2007, were approved. (10-0-1) Absent: Campos.

2.2 Report of the Rules and Open Government Committee – October 31, 2007. Chair Reed, Chairperson

- (a) Review November 6, 2007, Final Agenda
- (b) Review November 13, 2007 Draft Agenda: Meeting Cancelled.
- (c) Assign “Time Certain” for convening Redevelopment Agency Agenda.

Documents Filed: Report of the Rules and Open Government Committee of October 31, 2007.

Action: The Rules and Open Government Committee report and actions of October 31, 2007, were approved. (10-0-1) Absent: Campos.

3 GENERAL

3.1 Acceptance of the Progress Report for the 2005-2009 Five-Year Implementation Plan.

Recommendation: Public Hearing and acceptance of the progress report on the 2005-2009 Five-Year Implementation Plan pertaining to twenty Redevelopment Project Areas, including the Neighborhood Business Clusters. CEQA: Not a project. [MERGED]

Documents Filed: Memorandum from Executive Director of Redevelopment Agency Harry S. Mavrogenes, dated November 6, 2007, recommending a Public Hearing and acceptance of the progress report on the 2005-2009 Five-Year Implementation Plan pertaining to twenty Redevelopment Project Areas, including the Neighborhood Business Clusters.

Action: The Redevelopment Agency Board conducted a Public Hearing and accepted the progress report on the 2005-2009 Five-Year Implementation Plan. (11-0)

3.2 Approval of an amendment to the agreement with Keyser Marston Associates, Inc.

Recommendation: Approval of the second amendment to the agreement with Keyser Marston Associates, Inc., in the amount of \$179,750 for a total amount not to exceed \$595,750, for real estate and financial consulting services, and extending the term of the agreement by one year through December 31, 2008. CEQA: Not a project. [MERGED]

Documents Filed: Memorandum from Executive Director of Redevelopment Agency Harry S. Mavrogenes, dated November 8, 2007, recommending approval of the second amendment to the agreement with Keyser Marston Associates, Inc., for real estate and financial consulting services.

Action: The Redevelopment Agency Board approved the second amendment to the agreement with Keyser Marston Associates, Inc. (11-0)

4 NEIGHBORHOOD IMPROVEMENT STRATEGIES

None

5 HOUSING

None

6 PUBLIC FACILITIES AND SPACES

6.1 Approval of an agreement with Gilbane Building Company for pre-construction management services for the Convention Center Expansion Project.

Recommendations: Approval of an agreement with Gilbane Building Company, in the amount of \$175,000, for pre-construction management services related to the San Jose McEnery Convention Center Expansion Project. Downtown Strategy 2000 EIR, Resolution 72767. **[MERGED]**

Documents Filed: Memorandum from Executive Director of Redevelopment Agency Harry S. Mavrogenes, dated November 8, 2007, recommending approval of an agreement with Gilbane Building Company for pre-construction management services.

Action: The Redevelopment Agency Board approved the agreement with Gilbane Building Company. (11-0)

7 PRIVATE DEVELOPMENT

7.1 Approval of an amendment to the OPA with First Street Associates Two pertaining to the space at 451 South First Street.

Recommendations: Approval of the first amendment to the Owner Participation Agreement (OPA) with First Street Associates Two for the WORKS gallery at 451 S. First Street, amending the OPA to increase the amount of the Agency payments over the next 14 months and providing the Agency an option to terminate the OPA prior to expiration of the term. CEQA: Not a project. **[SNI]** (Deferred 10/16, 11/6/07, Item 7.1)

Deferred to 12/18/07

8 JOINT REDEVELOPMENT AGENCY/COUNCIL

Item 9.1 on the City Council's Agenda, pertaining to “designation of a Vietnamese Retail Area” was heard and action taken during the Joint Council/Agency/ meeting at 1:30 p.m.

- **Adjournment**
The Redevelopment Agency Board adjourned at 5:47 p.m.

ATTEST:

HARRY S. MAVROGENES, SECRETARY