

REDEVELOPMENT AGENCY MINUTES

DECEMBER 11, 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

9:03 a.m. - Closed Session, Council Chambers Conference Room W133

4:31 p.m. - Regular Session, Council Chambers, City Hall

Absent: Board members - None

- Open Forum
- Closed Session Report
None.
- Orders of the Day
The Orders of the Day were approved. Item 7.2 “former Fire Station #1 site,” was deferred to January 8, 2008. (11-0)

1 CEREMONIAL ITEMS

None

2 CONSENT CALENDAR

2.1 Approval of annual Agency insurance policy renewals.

Recommendation: Adoption of a resolution authorizing the Executive Director to negotiate and execute Agency insurance renewals for the Agency’s primary liability coverage and excess liability coverage, and also property coverage for a single property located at 170 South Market Street, for the period December 31, 2007 through December 31, 2008, in a total annual amount not to exceed \$180,000. CEQA: Not a project. **[MERGED]**

Documents Filed: Memorandum from Executive Director of Redevelopment Agency Harry S. Mavrogenes, dated November 29, 2007, recommending authorization for the Executive Director to negotiate and execute Agency insurance renewals for the Agency’s primary liability coverage and excess liability coverage, and property coverage for a single property located at 170 S. Market St.

Action: Agency Resolution No. 5801 adopted. (11-0)

2. CONSENT CALENDAR

2.2 Approval of an amendment to the Forest City Commercial contract for extraordinary maintenance services.

Recommendations:

- (a) Adoption of a resolution approving an adjustment to the Agency's Adopted FY 2007-08 Capital Budget, reallocating \$31,000 from the Public Property Management project line to the Public Space Program project line in the Merged Redevelopment Area, and amending the FY 2007-2008 Agency appropriations resolution.
- (b) Approval of the ninth amendment to the Forest City Commercial contract, in the amount of \$31,000 for a total contract amount not to exceed \$130,000, for extraordinary maintenance services within the Circle of Palms area, and extend the term of the contract by one year to December 31, 2008.

CEQA: Exempt. [SAN ANTONIO PLAZA]

Documents Filed: Memorandum from Executive Director of Redevelopment Agency Harry S. Mavrogenes, dated November 29, 2007, recommending; (a) adoption of a resolution approving an adjustment to the Agency's Adopted FY 2007-08 Capital Budget, reallocating \$31,000 from the Public Property Management project line to the Public Space Program project line in the Merged Redevelopment Area, and amending the FY 2007-2008 Agency appropriations resolution; and, (b) approval of the ninth amendment to the Forest City Commercial contract for extraordinary maintenance services within the Circle of Palms area and extension of the term of the contract by one year.

Action: Agency Resolution No. 5802 adopted. The Redevelopment Agency Board approved the ninth amendment to the Forest City Commercial contract. (11-0)

3 GENERAL

None

4 NEIGHBORHOOD IMPROVEMENT STRATEGIES

None

5 HOUSING

None

6 PUBLIC FACILITIES AND SPACES

6.1 Approval of an agreement with URS Corporation for environmental services.

Recommendation: Approval of an agreement with URS Corporation, a Nevada Corporation, dba URS Corporation Americas., in the amount of \$60,000, for environmental sampling, testing, remediation documents related to the CIM downtown mixed-use project. CEQA: Not a project. [MERGED]

Documents Filed: Memorandum from Executive Director of Redevelopment Agency Harry S. Mavrogenes, dated November 29, 2007, recommending approval of an agreement with URS Corporation for environmental sampling, testing, and remediation documents related to the CIM downtown mixed-use project.

Action: The Redevelopment Agency Board approved the agreement with URS Corporation. (11-0)

6.2 Approval of an amendment to the Master Lease with SFC Associates VI for the Block 6 Garage.

Recommendation: Approval of the fifth amendment to the Master Lease for Block 6 Retail Space with SFC Associates IV for the approximately 13,210 square feet of retail space located in the Second and San Carlos Garage on East San Carlos Street, also known as the Block 6 Garage. CEQA: Exempt. File No. PP07-082. [SAN ANTONIO PLAZA] (Deferred 12/4/07, Item 6.3)

Documents Filed: Memorandum from Executive Director of Redevelopment Agency Harry S. Mavrogenes, dated November 29, 2007, recommending approval of the fifth amendment to the Master Lease for Block 6 Retail Space with SFC Associates IV for the approximately 13,210 square feet of retail space located in the Second and San Carlos Garage.

Action: The Redevelopment Agency Board approved the fifth amendment to the Master Lease for Block 6 Retail Space with SFC Associates IV. (11-0)

7 PRIVATE DEVELOPMENT

7.1 Termination of a lease with Juice Zone for the Fourth and San Fernando Garage.

Recommendations: Approval of an agreement with Phan Ha, Tran Ha and Vinh Ha (dba Juice Zone) terminating a Lease for Agency property located in the Fourth and San Fernando Garage at 88 South Fourth Street, Suite 110. CEQA: Resolution No. 64273, Final Environmental Impact Report for Downtown Strategy Plan in San Jose, December 5, 1992. [**CIVIC PLAZA**]

Documents Filed: Memorandum from Executive Director of Redevelopment Agency Harry S. Mavrogenes, dated November 29, 2007, recommending approval an agreement with Phan Ha, Tran Ha and Vinh Ha (dba Juice Zone) terminating a Lease for Agency property located in the Fourth and San Fernando Garage at 88 South Fourth Street, Suite 110.

Action: The Redevelopment Agency Board approved the agreement with Phan Ha, Tran Ha and Vinh Ha (dba Juice Zone). (11-0)

7.2 Direction to the Executive Director to work with the San Jose Retired Firefighters on potential reuse of the former Fire Station #1 site.

Recommendations: Adoption of a resolution by the Agency Board directing the Executive Director to provide until May 1, 2008, for the San Jose Retired Fire Fighters to submit a comprehensive feasibility plan and raise funds in an effort to acquire the former Fire Station #1, Agency-owned property located at the northwest corner of Market and Saint James Streets, as a fire museum. CEQA: Not a project. [**JULIAN-STOCKTON**]

Documents Filed: Memorandum from Executive Director of Redevelopment Agency Harry S. Mavrogenes, dated November 29, 2007, recommending the Agency Board provide direction to the Executive Director for the San Jose Retired Fire Fighters to submit a feasibility plan to acquire the former Fire Station #1 as a fire museum.

Action: Deferred to January 8, 2008

8 JOINT REDEVELOPMENT AGENCY/COUNCIL

Item 9.1 on the City Council's Agenda, pertaining to the "Downtown Zoning Overlay" was deferred to December 18, 2007, during the City Council meeting today.

None

- **Adjournment**
The Redevelopment Agency Board adjourned at 4:33 p.m.

ATTEST:

HARRY S. MAVROGENES, SECRETARY