

REDEVELOPMENT AGENCY MINUTES

DECEMBER 4, 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

9:30 a.m. - Closed Session, Council Chambers Conference Room W133

3:09 p.m. - Regular Session, Council Chambers, City Hall

Absent: Liccardo, Nguyen (Both Excused)

- **Open Forum**
None.
- **Closed Session Report**
None.
- **Orders of the Day**
The Orders of the Day were approved. Item 6.3, Master Lease for Block 6 Retail Space with SFC Associates IV, was deferred to Dec 11, 2007. Absent: Nguyen. Liccardo, Pyle.

1 CEREMONIAL ITEMS

None

2 CONSENT CALENDAR

2.1 Report of the Rules and Open Government Committee – November 7, 2007.

Chair Reed, Chairperson

- (a) Review November 13, 2007, Agenda: Meeting Cancelled.
- (b) Review November 20, 2007 Draft Agenda.
- (c) Assign “Time Certain” for convening Redevelopment Agency Agenda.

Documents Filed: Report of the Rules and Open Government Committee of November 7, 2007.

Action: The Rules and Open Government Committee report and actions of November 7, 2007, were approved. (8-0-3) Absent: Nguyen, Liccardo, Pyle.

2.2 Report of the Rules and Open Government Committee – November 14, 2007.

Chair Reed, Chairperson

- (a) Review November 20, 2007, Final Agenda
- (b) Review November 27, 2007 Draft Agenda: Meeting Cancelled.
- (c) Assign “Time Certain” for convening Redevelopment Agency Agenda.

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2. CONSENT CALENDAR

(Cont'd)

- 2.2** Documents Filed: Report of the Rules and Open Government Committee of November 14, 2007.

Action: The Rules and Open Government Committee report and actions of November 14, 2007, were approved. (8-0-3) Absent: Nguyen, Liccardo, Pyle.

- 2.3** **Report of the Public Safety, Finance and Strategic Support Committee – November 15, 2007.**

Chair Nguyen, Chairperson

“1a-c. Redevelopment Agency Monthly Financial Reports for September 2007.”

Documents Filed: Report of the Public Safety, Finance and Strategic Support Committee, of November 15, 2007, with the Agency’s Monthly Financial Reports for September 2007 attached.

Action: The Public Safety, Finance and Strategic Support Committee report and actions of November 15, 2007, were accepted. (8-0-3) Absent: Nguyen, Liccardo, Pyle.

3 GENERAL

None

4 NEIGHBORHOOD IMPROVEMENT STRATEGIES

None

5 HOUSING

None

6 PUBLIC FACILITIES AND SPACES

6.1 Approval of an agreement with Civil Engineering Associates for consulting services for the Julian Street realignment.

Recommendations:

- (a) Adoption of a resolution approving an adjustment to the Agency's Adopted FY 2007-08 Capital Budget, shifting \$650,000 from FY 2008-09 to FY 2007-08 for the North San Pedro Proposed Housing/Brandenburg project line in the Julian-Stockton Redevelopment Area, and amending the FY 2007-2008 Agency appropriations resolution.
- (b) Approval of an agreement with Civil Engineering Associates, Inc., in the amount of \$647,960, for consulting services in connection with the proposed Julian Street realignment and related infrastructure improvements for the North San Pedro Housing Project.

CEQA: Resolution No. 72170, File No. GPT03-03-01a and GPT03-03-01b, adopted June 15, 2004. [**JULIAN-STOCKTON**]

Documents Filed: Memorandum from Executive Director of Redevelopment Agency Harry S. Mavrogenes, dated November 21, 2007, recommending adoption of a resolution by the Agency Board approving an adjustment to the Agency's Adopted FY 2007-08 Capital Budget for the North San Pedro Proposed Housing/Brandenburg project line and amending the FY 2007-2008 Agency appropriations resolution, and approval of an agreement with Civil Engineering Associates, Inc., for consulting services.

Action: Agency Resolution No. 5799 adopted. The Redevelopment Agency Board approved the agreement with Civil Engineering Associates, Inc. (8-0-3) Absent: Nguyen, Liccardo, Pyle.

6.2 Approval of a Continuation Agreement and Third Amendment with URS Corporation for the Convention Center Temporary Expansion.

Recommendations: Approval of a Continuation Agreement and Third Amendment to the Agreement with URS Corporation for previously rendered and ongoing environmental services related to the San Jose McEnery Convention Center Temporary Expansion and extending the term of the expired agreement by two years, through December 31, 2008 at no additional cost. CEQA: Mitigated Negative Declaration File Number CP04-028. [**MERGED**]

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6. PUBLIC FACILITIES AND SPACES

(Cont'd)

- 6.2** Documents Filed: Memorandum from Executive Director of Redevelopment Agency Harry S. Mavrogenes, dated November 21, 2007, recommending approval of a Continuation Agreement and Third Amendment to the Agreement with URS Corporation for previously rendered and ongoing environmental services related to the San Jose McEnery Convention Center Temporary Expansion and extending the term of the expired agreement by two years.

Action: The Redevelopment Agency Board approved the agreement with URS Corporation. (9-0-2) Absent: Nguyen, Liccardo.

- 6.3** **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 to 12/11/07

7 PRIVATE DEVELOPMENT

None

8 JOINT REDEVELOPMENT AGENCY/COUNCIL

Item 9.1 on the City Council's Agenda, related to the "North San Jose Neighborhoods Planning Taskforce," was heard and action taken during the Council meeting at 1:30 p.m. today.

City Council convened at 3:11 p.m.

8. JOINT REDEVELOPMENT AGENCY/COUNCIL

8.1 Approval of amendments to Cooperation Agreements for the loan of Agency employees to the City.

Recommendation: City Council and Redevelopment Agency Board approval of:

- (a) The first amendment to the Cooperation Agreement between the Redevelopment Agency and the City of San Jose, extending the term for the loan and employment of an Agency employee to the Office of the Mayor to serve as Senior Policy Advisor, Economic Development and Land Use by one year; and,
- (b) The first amendment to the Cooperation Agreement between the Redevelopment Agency and the City of San Jose, extending the term for the loan and employment of an Agency employee to the Office of the Mayor to serve as Schedule Coordinator by one year.

CEQA: Not a project.

Documents Filed: Memorandum from Executive Director of Redevelopment Agency Harry S. Mavrogenes, dated November 21, 2007, recommending approval of the first amendment to the Cooperation Agreement specifying the terms and conditions for the loan and employment of an Agency employee to the Office of the Mayor to serve as Senior Policy Advisor and the first amendment to the Cooperation Agreement between the Redevelopment Agency and the City of San Jose for the loan and employment of an Agency employee to the Office of the Mayor to serve as Schedule Coordinator.

Action: The first amendments to both Cooperation Agreements were approved. (9-0-2) Absent: Nguyen, Liccardo.

8. JOINT REDEVELOPMENT AGENCY/COUNCIL

8.2 Rejection of all bids for a construction contract for a parking lot for the GRP.

Recommendations: Adoption of a resolution rejecting all bids for the construction of a parking lot for the Guadalupe River Park (GRP) with access from Santa Clara and St. John Streets. CEQA: Downtown Strategy 2000 EIR, Resolution No. 72767 and Addendum thereto. File No. PP07-223. **[MERGED]** (Deferred 10/2, 10/16, 11/6/07, Item 8.3)

Documents Filed: Supplemental memorandum from Executive Director of Redevelopment Agency Harry S. Mavrogenes, dated November 21, 2007, recommending rejection of all bids for the construction of a parking lot for the Guadalupe River Park between Santa Clara and St. John Streets.

Action: Agency Resolution No. 5800 adopted. (9-0-2) Absent: Nguyen. Liccardo.

City Council adjourned at 3:12 p.m.

- **Adjournment**
The Redevelopment Agency Board adjourned at 3:12 p.m.

ATTEST:

HARRY S. MAVROGENES, SECRETARY