CITY OF
SAN JOSE
CAPITAL OF SILICON VALLEY

REDEVELOPMENT AGENCY MINUTES

AUGUST 14, 2007

PETE CONSTANT	DISTRICT 1		PIERLUIGI OLIVERIO	DISTRICT 6
FORREST WILLIAMS	DISTRICT 2		MADISON P. NGUYEN	DISTRICT 7
SAM LICCARDO	DISTRICT 3	CHUCK REED – CHAIR	DAVID D. CORTESE	DISTRICT 8
KANSEN CHU	DISTRICT 4		JUDY CHIRCO	DISTRICT 9
NORA CAMPOS	DISTRICT 5		NANCY PYLE	DISTRICT 10

- Call to Order and Roll Call
  4:35 p.m. - Regular Session, Council Chambers, City Hall
- Open Forum
  None.
- Closed Session Report
  None.
- Orders of the Day
  The Orders of the Day were approved. (11-0)

1 CEREMONIAL ITEMS

None.

2 CONSENT CALENDAR

2.1 Approval of Board Meeting Minutes.

Recommendation: Approval of Redevelopment Agency Minutes for:
(a) Regular meeting of May 22, 2007
(b) Regular meeting of June 5, 2007
(c) Regular meeting of June 12, 2007
(d) Regular meeting of June 19, 2007
(e) Regular meeting of June 26, 2007

Documents Filed: Regular minutes of May 22, June 5, June 12, June 19, and June 26, 2007

Action: The Redevelopment Agency minutes were approved. (10-0-1) Absent: Constant.

2.2 Report of the Rules Committee – June 13, 2007.
Chair Reed, Chairperson
(a) Addition of new items to the June 19, 2007 Agenda.
(b) Review June 26, 2007 Draft Agenda.
(c) Assign "Time Certain" for convening Redevelopment Agency Agenda.

Documents Filed: Report of the Rules Committee of June 13, 2007.

Action: The Rules Committee report and actions of June 13, 2007, were accepted. (10-0-1) Absent: Constant.

2. CONSENT CALENDAR

2.3 Report of the Rules Committee – June 20, 2007.
Chair Reed, Chairperson

(a) Addition of new items to the June 26, 2007 Agenda.
(b) Review July 3, 2007 Draft Agenda: Cancelled.

Documents Filed: Report of the Rules Committee of June 20, 2007.

Action: The Rules Committee report and actions of June 20, 2007, were accepted. (10-0-1) Absent: Constant.

2.4 Approval of the sixth amendment to the agreement with Earth Tech, Inc., for environmental monitoring and reporting services.

Recommendations: Approval of the sixth amendment to the agreement with Earth Tech, Inc., in the amount of $62,057 for a total contract amount not to exceed $307,927, for ongoing environmental monitoring and reporting services for the Adobe Systems Phase II Sites at 345 Park Avenue and 151 Almaden Boulevard. CEQA: Not a project. **[PARK CENTER PLAZA]**

Documents Filed: Memorandum from Executive Director of Redevelopment Agency Harry S. Mavrogenes, dated August 2, 2007, recommending approval of the sixth amendment to the agreement with Earth Tech, Inc.

Action: The Redevelopment Agency Board approved the sixth amendment to the agreement with Earth Tech, Inc. (10-0-1) Absent: Constant.

3 GENERAL

3.1 Report of the Public Safety, Finance and Strategic Support Committee – June 21, 2007.
Chair Nguyen, Chairperson

"5. Redevelopment Agency Monthly Financial Reports for April 2007."

Documents Filed: Report of the Public Safety, Finance and Strategic Support Committee, of June 21, 2007, with the Agency's Monthly Financial Reports for April 2007 attached.

Action: The Public Safety, Finance and Strategic Support Committee report and actions of June 21, 2007, were accepted. (10-0-1) Absent: Constant.

3. GENERAL

3.2 Acceptance of the FY 2006 – 07 Fourth Quarter Report on capital projects.

Recommendation: Acceptance of the Redevelopment Agency's report for the Fourth Quarter, FY 2006-07 on the status of the Agency's capital projects.

Documents Filed: Memorandum from Executive Director of Redevelopment Agency Harry S. Mavrogenes, dated August 2, 2007, recommending acceptance of the report.

Action: The report was accepted. (9-0-2) Absent: Constant, Cortese.

4 NEIGHBORHOOD IMPROVEMENT STRATEGIES

None.

5 HOUSING

5.1 Approval of an amendment to the agreement with The Housing Trust of Santa Clara County.

Recommendation: Approval of the first amendment to the agreement with the Housing Trust of Santa Clara County, providing an additional contribution of $500,000 for the First-Time Homebuyer Assistance program in San Jose for a total contribution of $1,750,000 to the Housing Trust by the Agency. CEQA: Not a project. **[MERGED]**

Documents Filed: Memorandum from Executive Director of Redevelopment Agency Harry S. Mavrogenes, dated August 2, 2007, recommending approval of the first amendment to the agreement with the Housing Trust of Santa Clara County

Action: The Redevelopment Agency Board approved the first amendment to the agreement with the Housing Trust of Santa Clara County. (9-0-1-1)
Abstain: Campos. Absent: Constant.

6 PUBLIC FACILITIES AND SPACES

None.

7 PRIVATE DEVELOPMENT

7.1 Approval of a Facade Improvement Program Agreement for the buildings located at 495-499 South Second Street.

Recommendations: Approval of a Facade Improvement Program Agreement, in the amount of $220,000, including a construction contingency in the amount of $20,000, with John and Eleanora Koutlos and Evanthia Fkiaras, owners of the buildings located at 495-499 South Second Street. CEQA: Exempt. File No. PP07-151. **[MERGED]**

Documents Filed: Memorandum from Executive Director of Redevelopment Agency Harry S. Mavrogenes, dated August 2, 2007, recommending approval of a Facade Improvement Program Agreement with John and Eleanora Koutlos and Evanthia Fkiaras.

Action: The Redevelopment Agency Board approved the Facade Improvement Program Agreement with John and Eleanora Koutlos and Evanthia Fkiaras. (11-0)

7.2 Approval of a Facade Improvement Program Agreement for the building located at 487 South Fourth Street.

Recommendations: Approval of a Facade Improvement Program Agreement, in the amount of $132,000, including a construction contingency in the amount of $12,000, with Charles and Karen Clifford, owners of the building located at 487 South Fourth Street. CEQA: Exempt. File No. PP07-152. **[MERGED]**

Documents Filed: Memorandum from Executive Director of Redevelopment Agency Harry S. Mavrogenes, dated August 2, 2007, recommending approval of a Facade Improvement Program Agreement with Charles and Karen Clifford.

Action: The Redevelopment Agency Board approved the Facade Improvement Program Agreement with Charles and Karen Clifford. (11-0)

7. PRIVATE DEVELOPMENT

7.3 Approval of an Owner Participation Agreement for the bowling alley located at 1441 North 4th Street.

Recommendations:

(a) Adoption of a resolution approving an adjustment to the FY 2007-08 Adopted Capital Budget, reallocating $240,000 from the NIP – Facade Improvements project line in the Neighborhood Business Investment Program Redevelopment Area to the Rincon – Facade Improvements new project line, in the Rincon Redevelopment Area, and amending the FY 2007-2008 Agency appropriations resolution. (11-0)

(b) Approval of an Owner Participation Agreement with North 4th Street LLC, in an amount not to exceed $240,000, for facade improvements to the bowling alley located at 1441 North 4th Street. (11-0)

CEQA: Exempt. File No. PP07-128. **[RINCON DE LOS ESTEROS]**

Documents Filed: Memorandum from Executive Director of Redevelopment Agency Harry S. Mavrogenes, dated August 2, 2007, recommending approving an adjustment to the FY 2007-2008 Capital Budget and amending the FY 2007-2008 Agency appropriations resolution and approval of an Owner Participation Agreement with North 4th Street LLC.

Action: Agency Resolution No. 5775 adopted. The Redevelopment Agency Board approved an Owner Participation Agreement with North 4th Street LLC. (11-0)

8 JOINT REDEVELOPMENT AGENCY/COUNCIL

See item 9.1 on the City Council's Agenda, "Approval of City Council and Redevelopment Agency Committee appointments" which was heard and action during the Council meeting at 1:30 p.m.

- Adjournment

  The Redevelopment Agency Board adjourned at 4:42 p.m.

ATTEST:

HARRY S. MAVROGENES, SECRETARY