

REDEVELOPMENT AGENCY MINUTES

SEPTEMBER 25, 2007

PETE CONSTANT
FORREST WILLIAMS
SAM LICCARDO
KANSEN CHU
NORA CAMPOS.

DISTRICT 1
DISTRICT 2
DISTRICT 3
DISTRICT 4
DISTRICT 5

CHUCK REED – CHAIR

PIERLUIGI OLIVERIO
MADISON P. NGUYEN
DAVID D. CORTESE
JUDY CHIRCO
NANCY PYLE

DISTRICT 6
DISTRICT 7
DISTRICT 8
DISTRICT 9
DISTRICT 10

Call to Order and Roll Call

4:54 p.m. - Regular Session, Council Chambers, City Hall

Absent – Constant (Excused)

- Open Forum –
None.
- Closed Session Report
None.
- Orders of the Day
The Orders of the Day were approved. (10-0-1) Absent: Constant.

1 CEREMONIAL ITEMS

None

2 CONSENT CALENDAR

2.1 Report of the Rules and Open Government Committee – August 22, 2007.

Chair Reed, Chairperson

- (a) Addition of new items to the August 28, 2007
- (b) Review September 4, 2007 Draft Agenda, Meeting Cancelled.
- (c) Assign “Time Certain” for convening Redevelopment Agency Agenda.
- (d) Meeting Schedules: Approved Redevelopment Agency Budget Study Session for the FY 2007-08 Capital Improvement Budget for September 6, 2007, 9 a.m. – Noon; and Redevelopment Agency Study Session on San Jose McEnery Convention Center Expansion on November 13, 2007, 9 a.m. – Noon.

Documents Filed: Report of the Rules and Open Government Committee of August 22, 2007.

Action: The Rules and Open Government Committee report and actions of August 22, 2007, were approved. (10-0-1) Absent: Constant.

2. CONSENT CALENDAR

2.2 Report of the Rules and Open Government Committee – August 29, 2007.

Chair Reed, Chairperson

- (a) Addition of new items to the September 4, 2007, Meeting Cancelled.
- (b) Review September 11, 2007 Draft Agenda.

Documents Filed: Report of the Rules and Open Government Committee of August 29, 2007.

Action: The Rules and Open Government Committee report and actions of August 29, 2007, were approved. (10-0-1) Absent: Constant.

2.3 Approval of Board Meeting Minutes.

Recommendation: Approval of Redevelopment Agency Minutes for:

- (a) Regular meeting of August 14, 2007
- (b) Regular meeting of August 21, 2007

Documents Filed: Regular minutes of August 14 and 21, 2007.

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

2.4 Approval of an amendment to the lease with Bijan Bakery & Café at 170 South Market Street.

Recommendation: Approval of the first amendment to the lease and the work letter with Bijan Bakery, Inc., adding \$18,800 to the landlord and tenant improvement allowances for a total Agency contribution of \$498,800, for the space located at 170 South Market. CEQA: Exempt, File No. PP07-187. [SAN ANTONIO PLAZA]

Documents Filed: Memorandum from Executive Director of Redevelopment Agency Harry S. Mavrogenes, dated September 13, 2007, recommending approval of the first amendment to the lease and the work letter with Bijan Bakery, Inc.

Action: The Redevelopment Agency Board approved the first amendment to the lease and the work letter with Bijan Bakery, Inc. (10-0-1) Absent: Constant.

3 GENERAL

None

4 NEIGHBORHOOD IMPROVEMENT STRATEGIES

None

5 HOUSING

5.1 Approval of actions related to the EHC Lifebuilders' Sobrato House.

Recommendation:

- (a) Adoption of a resolution approving an adjustment to the FY 2007-2008 Capital Budget adding \$1,490,000 to the existing \$1,850,000 in the EHC – 3rd and William Street Housing project line in the Merged Redevelopment Project Area, reflecting a reallocation of \$1,490,000 from the Downtown Housing Site Acquisition project line in the Merged Redevelopment Project Area and amending the FY 2007-2008 appropriations resolution.
- (b) Approval of the third amendment to the Relocation and Development Agreement with EHC Lifebuilders (EHC), adding the amount of \$1,490,000, for the development of a permanent facility for very-low income transitional youth housing.

CEQA: Resolution No 68839, Final Supplemental Environmental Impact Report for Downtown Strategy Plan in San Jose, April 27, 1999. [MERGED]

Documents Filed: Memorandum from Executive Director of Redevelopment Agency Harry S. Mavrogenes, dated September 13, 2007, recommending (a) adoption of a resolution approving an adjustment to the FY 2007-2008 Capital Budget adding \$1,490,000 to the existing \$1,850,000 in the EHC – 3rd and William Street Housing project line in the Merged Redevelopment Project Area and amending the FY 2007-2008 appropriations resolution and, (b) approval of the third amendment to the Relocation and Development Agreement with EHC Lifebuilders.

Action: Board member Liccardo disclosed that he was a former Board member for EHC. General Counsel Richard Doyle recommended item 5.1(b) be changed to read: Adoption of a resolution authorizing the Executive Director to negotiate and execute a Third Amendment to the Relocation and Development Agreement with EHC Lifebuilders to add the amount of \$1,490,000 in additional Agency assistance for the development of the permanent facility for very-low income transitional youth housing to be located at Third and William Streets in San Jose and to add additional protections to ensure that such funds are used only for construction of the facility. Agency Resolution No. 5783 and 5784 adopted. (10-0-1) Absent: Constant.

6 PUBLIC FACILITIES AND SPACES

6.1 Approval of an amendment to the agreement with LMN Architects for architectural and design services for the San Jose McEnery Convention Center Expansion.

Recommendation: Approval of the first amendment to the agreement with LMN Architects, in the amount of \$900,000, for a total contract amount of \$1,300,000, for architectural and design services for the San Jose McEnery Convention Center Expansion. CEQA: Exempt. File No. PP07-083.

[GUADALUPE-AUZERAIS]

Documents Filed: Memorandum from Executive Director of Redevelopment Agency Harry S. Mavrogenes, dated September 11, 2007, recommending approval of the first amendment to the agreement with LMN Architects.

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

Action: The Redevelopment Agency Board approved the first amendment to the agreement with LMN Architects. (10-0-1) Absent: Constant.

7 PRIVATE DEVELOPMENT

None

8 JOINT REDEVELOPMENT AGENCY/COUNCIL

Items 9.1 and 9.2 on the City Council's Agenda, related to "Capital Improvement Program Status Report" and "Inclusionary Housing Policy" were heard and action taken during the Council meeting at 1:30 p.m.

City Council convened at 4:58 p.m.

8.1 Approval of a Grant Agreement with the Mexican Heritage Corporation for the Mariachi International Festival and Conference.

Recommendation: City Council and Redevelopment Agency Board approval of a Grant Agreement, in the amount of \$100,000, with the Mexican Heritage Corporation for promotion and marketing of the 16th Annual Mariachi International Festival and Conference in downtown San Jose. CEQA: Not a project. **[ALUM ROCK]**

(Item continued on the next page)

8. JOINT REDEVELOPMENT AGENCY/COUNCIL

(Cont'd)

- 8.1 Documents Filed: Memorandum from City Manager Debra Figone and Executive Director of the Redevelopment Agency Harry S. Mavrogenes, dated September 13, 2007, recommending City Council and Redevelopment Agency Board approval of a Grant Agreement with the Mexican Heritage Corporation for promotion and marketing of the 16th Annual Mariachi International Festival.

Action: The City Council and Redevelopment Agency Board approved the Grant Agreement with the Mexican Heritage Corporation. (10-0-1) Absent: Constant.

- 8.2 **Approval of the Mayor's Redevelopment Budget Message.**

Recommendation: Approval of the Mayor's Redevelopment Budget Message.

Documents Filed: Memorandum from Mayor Chuck Reed, dated September 14, 2007: "Mayor's Budget Message: FY 2007-08 Redevelopment Agency Capital Budget"

Action: Mayor's Budget Message was approved. (10-0-1) Absent: Constant.

- 8.3 **Approval of the Agency's FY 2007-2008 Amended Capital Budget and 2008-2012 Capital Improvement Program.**

Recommendation:

- (a) Redevelopment Agency Board approval of the Redevelopment Agency's Amended Capital Budget for Fiscal Year 2007-2008; and,
- (b) Redevelopment Agency Board approval of the Redevelopment Agency's Capital Improvement Program for Fiscal Years 2008-2012.

Documents Filed: Memorandum from Executive Director of the Redevelopment Agency Harry S. Mavrogenes, dated September 13, 2007, recommending (a) approval of the Redevelopment Agency's Amended Capital Budget for Fiscal Year 2007-2008, and (b) approval of the Redevelopment Agency's Capital Improvement Program for Fiscal Years 2008-2012.

(Item continued on the next page)

8. JOINT REDEVELOPMENT AGENCY/COUNCIL

(Cont'd)

- 8.3 Action: The City Council and Redevelopment Agency Board approved (a) the Redevelopment Agency's Amended Capital Budget for Fiscal Year 2007-2008, and (b) the Redevelopment Agency's Capital Improvement Program for Fiscal Years 2008-2012. (10-0-1) Absent: Constant.

City Council adjourned at 5:18 p.m.

- **Adjournment**
The Redevelopment Agency Board adjourned at 5:18 p.m.

ATTEST:



HARRY S. MAVROGENES, SECRETARY