



REDEVELOPMENT AGENCY BOARD

MINUTES

APRIL 8, 2008

PETE CONSTANT
FORREST WILLIAMS
SAM T. 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

10:32 a.m. - Closed Session, Council Chambers Conference Room W133

Absent: None.

6:02 p.m. - Regular Session, Council Chambers, City Hall

Absent: None.

- Open Forum
- 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 Report of the Rules and Open Government Committee – March 12, 2008.

Chair Reed, Chairperson

- (a) Review March 18, 2008, Final Agenda: Meeting cancelled.
- (b) Review March 25, 2008, Draft Agenda.
- (c) Assign “Time Certain” for convening Redevelopment Agency Agenda.

Documents Filed: Report of the Rules and Open Government Committee of March 12, 2008.

Action: The Rules and Open Government Committee report and actions of March 12, 2008, were approved. (11-0)

2.2 Report of the Rules and Open Government Committee – March 19, 2008.

Chair Reed, Chairperson

- (a) Review March 25, 2008, Final Agenda.
- (b) Review April 1, 2008, Draft Agenda: Meeting cancelled.
- (c) Assign “Time Certain” for convening Redevelopment Agency Agenda.

Documents Filed: Report of the Rules and Open Government Committee of March 19, 2008.

Action: The Rules and Open Government Committee report and actions of March 19, 2008, were approved. (11-0)

2 CONSENT CALENDAR

2.3 Approval of Board Meeting Minutes.

Recommendation: Approval of Redevelopment Agency Minutes for:
(a) Regular meeting of March 11, 2008.

Documents Filed: Regular minutes of March 11, 2008.

Action: The Redevelopment Agency minutes were approved. (11-0)

3 GENERAL

4 NEIGHBORHOOD IMPROVEMENT STRATEGIES

5 HOUSING

6 PUBLIC FACILITIES AND SPACES

7 PRIVATE DEVELOPMENT

7.1 Approval of a Facade Improvement Program Agreement for the Aconda Hotel building at 141 West Santa Clara Street and related actions.

Recommendations:

- (a) Adoption of a resolution finding that rehabilitation of the Aconda Hotel (formerly the Lamolle House building) located at 141 West Santa Clara Street (northeast corner of Santa Clara and San Pedro Streets) will be of Primary Benefit to the Almaden Gateway Redevelopment Area, and;

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7 PRIVATE DEVELOPMENT

(Cont'd)

- 7.1 (b) Adoption of a resolution approving an adjustment to the FY 2007-08 Adopted Capital Budget re-allocating \$1,400,000 from the Development Incentives project line to the Facade Improvement Program project line in the Merged Redevelopment Area, and amending the FY 2007-08 Agency appropriations resolution; and,
- (c) Approval of a Facade Improvement Program Agreement in the amount of \$275,000, including a construction contingency in the amount of \$25,000, with San Pedro Associates LLC, owner of the building located at 141 West Santa Clara Street, to renovate this Structure of Merit building and whose current tenants are: Starbucks Coffee, Quizno's, Umbrella Salon and the La Victoria Taqueria.

CEQA: EIR Resolution No. 72767 adopted for the Downtown Strategy 2000, File No. PP08-040. [ALMADEN GATEWAY]

Documents Filed: Memorandum from Executive Director of Redevelopment Agency Harry S. Mavrogenes, dated March 27, 2008, recommending: 1) adoption of a resolution finding that rehabilitation of the Aconda Hotel will be of Primary Benefit to the Almaden Gateway Redevelopment Area, 2) adoption of a resolution approving an adjustment to the FY 2007-08 Adopted Capital Budget re-allocating \$1,400,000 from the Development Incentives project line to the Facade Improvement Program project line in the Merged Redevelopment Area, and amending the FY 2007-08 Agency appropriations resolution, and 3) approval of a Facade Improvement Program Agreement with San Pedro Associates LLC, owner of the building located at 141 West Santa Clara Street.

Action: The Redevelopment Agency Board approved the Facade Improvement Program Agreement with San Pedro Associates LLC. Agency Resolution Nos 5817 and 5818 adopted. (11-0)

8 JOINT REDEVELOPMENT AGENCY/COUNCIL

No Redevelopment-related actions were discussed on the City Council agenda today.

The City Council convened at 6:03 p.m. to consider Item 8.1 in a Joint Session.

8.1 Approval of an agreement with MPA Design for design and construction documents for St. James Park.

Recommendation:

- (a) Adoption of a resolution by the Redevelopment Agency Board finding that that infrastructure improvements to St. James Park will be of Primary Benefit to various downtown redevelopment project areas, and;
- (b) Approval by the Redevelopment Agency Board of an agreement with MPA Design, in the amount of \$300,000, for landscape architect services related to the preparation of design and construction documents for improvements to St. James Park.
- (c) Adoption of a resolution by the City Council making certain determinations as required by the California Health and Safety Code Section 33445 for Agency funding of certain public improvements to St. James Park.

CEQA: Exempt, PP02-108. **[MERGED]**

Documents Filed: Memorandum from Executive Director of Redevelopment Agency Harry S. Mavrogenes, dated March 27, 2008, recommending: 1) adoption of a resolution finding that that infrastructure improvements to St. James Park will be of Primary Benefit to various downtown redevelopment project areas, 2) approval by the Redevelopment Agency Board of an agreement with MPA Design for landscape architect services for improvements to St. James Park; and, 3) adoption of a resolution by the City Council making certain determinations as required by the California Health and Safety Code Section 33445 for Agency funding of certain public improvements to St. James Park.

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8 JOINT REDEVELOPMENT AGENCY/COUNCIL

(Cont'd)

8.1 Public Comments: William Garbett spoke in opposition to Item 8.1.

Action: The Redevelopment Agency Board approved an agreement with MPA Design for landscape architect services. Agency Resolution No. 5819 adopted. Council Resolution No. 747320 adopted. (11-0)

The City Council portion of the meeting adjourned at 6:05 p.m.

The Redevelopment Agency Board adjourned at 6:05 p.m.

ATTEST:



HARRY S. MAVROGENES, SECRETARY