CITY OF SAN JOSE
CAPITAL OF SILICON VALLEY

REDEVELOPMENT AGENCY MINUTES

MAY 20, 2008

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

5:46 p.m. - Regular Session, Council Chambers, City Hall
Absent: Member Constant (Excused)

- Open Forum
- 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 Approval of Board Meeting Minutes.

Recommendation: Approval of Redevelopment Agency Minutes for:
(a) Regular meeting of April 29, 2008.

Documents Filed: Regular minutes of April 29, 2008.

Action: The Redevelopment Agency minutes were approved. (9-0-3) Absent: Constant, Chu, Campos.

2.2 Report of the Rules and Open Government Committee – April 23, 2008. Chair Reed, Chairperson
(a) Review April 29, 2008, Final Agenda.
(b) Review May 6, 2008, Draft Agenda.

Documents Filed: Report of the Rules and Open Government Committee of April 23, 2008.

Action: The Rules and Open Government Committee report and actions of April 23, 2008, were approved. (9-0-3) Absent: Constant, Chu, Campos.

2 CONSENT CALENDAR

2.3 Report of the Rules and Open Government Committee – April 30, 2008. Chair Reed, Chairperson

(a) Review May 6, 2008, Final Agenda: Meeting cancelled.
(b) Review May 13, 2008, Draft Agenda.

Documents Filed: Report of the Rules and Open Government Committee of April 30, 2008.

Action: The Rules and Open Government Committee report and actions of April 30, 2008, were approved. (9-0-3) Absent: Constant, Chu, Campos.

3 GENERAL

3.1 Approval of an amendment to the agreement with Field Paoli for preparation of urban design policies.

Recommendations:

(a) Approval of the first amendment to the agreement with Field Paoli, in the amount of $265,000 for a total amount not to exceed $365,000, for the preparation of urban design policies and other related elements required to implement the North San Jose Vision Policy.

(b) Adoption of a resolution approving an adjustment to the FY 2007-08 Adopted Capital Budget, adding $150,000 from capital reserves to the Rincon-Vision North San Jose project line and reallocating $100,000 from the Industrial Development Opportunities project line to the Rincon-Vision North San Jose project line in the Rincon Redevelopment Area; and amending the FY 2007-08 Agency appropriations resolution.

CEQA: Not a project. **[MERGED]**

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3 GENERAL

(Cont'd)

3.1 Documents Filed: Memorandum from Executive Director of Redevelopment Agency Harry S. Mavrogenes, dated May 8, 2008, recommending: a) approval of the first amendment to the agreement with Field Paoli for preparation of urban design policies and related elements to implement the North San Jose Vision Policy; and b) adoption of a resolution approving an adjustment to the FY 2007-08 Adopted Capital Budget and amending the FY 2007-08 Agency appropriations resolution.

Action: The Redevelopment Agency Board approved the first amendment to the agreement with Field Paoli. Agency Resolution No. 5825 adopted. (10-0-1) Absent: Constant.

4 NEIGHBORHOOD IMPROVEMENT STRATEGIES

None

5 HOUSING

None

6 PUBLIC FACILITIES AND SPACES

6.1 Approval of an agreement with HMH Engineers, for civil engineering services for plans and specifications for demolition of existing structures.

Recommendations:

(a) Adoption of a resolution approving an adjustment to the FY 2007-08 Adopted Capital Budget adding $300,000 to the Parking Lot Improvements project line in the Merged Redevelopment Area to provide funding of $184,200 for the HMH Engineers agreement and $115,800 for anticipated additional civil engineering services for the demolition and amending the FY 2007-08 appropriations resolutions; and,

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6 PUBLIC FACILITIES AND SPACES

(Cont'd)

6.1 (b) Approval of an agreement with HMH Engineers, in the amount of $184,200, for plans and specifications for the demolition of existing structures located at 510 and 530 West San Fernando Street, 92-98, 114 and 150 South Montgomery Street, 115 South Autumn Street and construction documents for the future construction of interim surface parking lots at each of those locations.

CEQA: Not a project. **[MERGED]**

Documents Filed: Memorandum from Executive Director of Redevelopment Agency Harry S. Mavrogenes, dated May 8, 2008, recommending: a) adoption of a resolution approving an adjustment to the FY 2007-08 Adopted Capital Budget and amending the FY 2007-08 appropriations resolution, and b) approval of an agreement with HMH Engineers for plans and specifications for the demolition of existing structures and construction documents for the future construction of parking lots.

Action: Agency Resolution No. 5826 adopted. The Redevelopment Agency Board approved an agreement with HMH Engineers. (10-0-1) Absent: Constant.

7 PRIVATE DEVELOPMENT

7.1 Approval of a Facade Improvement Agreement for 155-157 West San Fernando Street.

Recommendation: Approval of a Facade Improvement Agreement with Charles Hackett, in the amount of $200,000 including a construction contingency in the amount of $20,000 for a total amount not to exceed $220,000, for renovation of the facade of the building located at 155-157 West San Fernando Street. CEQA: Resolution No. 72767, adopted for the San Jose Downtown Strategy 2000, File No. PP08-067. **[MERGED]**

Documents Filed: Memorandum from Executive Director of Redevelopment Agency Harry S. Mavrogenes, dated May 8, 2008, recommending approval of a Facade Improvement Agreement with Charles Hackett for renovation of the facade of the building located at 155-157 West San Fernando Street.

Action: The Redevelopment Agency Board approved the Facade Improvement Agreement with Charles Hackett. (10-0-1) Absent: Constant.

7 PRIVATE DEVELOPMENT

7.2 Approval of an OPA for parking lot renovations at the Edenvale Shopping Center.

Recommendations: Approval of an Owner Participation Agreement (OPA), in the amount of $550,000 plus a $50,000 contingency, with Ends In E, Inc.; The Enterprise Trust and Investment Company; Edenvale 1 Properties; Andrew Ow and Lina Po Chow Ow; and Peter and Yvonne Chau, for parking lot renovations at the Edenvale Shopping Center, located at 5272-5390 Monterey Hwy. CEQA: Resolution No 69886, adopted 9/5/00 for FEIR "Neighborhood Business Redevelopment Area Project. **[MERGED]**

Documents Filed: Memorandum from Executive Director of Redevelopment Agency Harry S. Mavrogenes, dated May 8, 2008, recommending approval of an OPA with Ends In E, Inc.; The Enterprise Trust and Investment Company; Edenvale 1 Properties; Andrew Ow and Lina Po Chow Ow; and Peter and Yvonne Chau, for parking lot renovations at the Edenvale Shopping Center

Action: Deferred to June 3, 2008.

7.3 Approval of an agreement with the Tech Museum of Innovation.

Recommendations: Adoption of a resolution:

(a) Authorizing the Executive Director to negotiate and execute an agreement with the Tech Museum of Innovation whereby Agency contributes up to $500,000 in financial support for the construction, staging and promotion of the exhibition, “Mechanical Marvels: Invention in the Age of Leonardo” and,

(b) Approving an adjustment to the FY 2007-08 Adopted Capital Budget, adding $500,000 to the Tech – Leonardo DaVinci Exhibit new project line in the Park Center Redevelopment Area, and amending the FY 2007-2008 Agency appropriations resolution.

CEQA: Not a project. **[PARK CENTER PLAZA]**

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7 PRIVATE DEVELOPMENT

(Cont'd)

Documents Filed: Memorandum from Executive Director of Redevelopment Agency Harry S. Mavrogenes, dated May 8, 2008, recommending: a) adoption of a resolution authorizing the Executive Director to negotiate and execute an agreement with the Tech Museum of Innovation whereby Agency contributes up to $500,000 in financial support for the construction, staging and promotion of the exhibition, "Mechanical Marvels: Invention in the Age of Leonardo" and, b) adoption of a resolution approving an adjustment to the FY 2007-08 Adopted Capital Budget and amending the FY 2007-2008 Agency appropriations resolution

Public Comments: Dr. Peter Friess, Tech Museum, spoke in support of Item 7.3.

Action: Agency Resolution No. 5827 and No. 5828 adopted. (10-0-1) Absent: Constant.

8 JOINT REDEVELOPMENT AGENCY/COUNCIL

Item 9.1 on the City Council's Agenda, relating to "promoter permitting" actions and was heard and deferred to June 3, 2008, during the Council meeting that began at 1:30 p.m.

None

- Adjournment

  The Redevelopment Agency Board adjourned at 5:56 p.m.

ATTEST:

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HARRY S. MAVROGENES, SECRETARY