

REDEVELOPMENT AGENCY BOARD

SYNOPSIS

March 9, 2004

LINDA J. LE ZOTTE
FORREST WILLIAMS
CINDY CHAVEZ
CHUCK REED
NORA CAMPOS

DISTRICT 1
DISTRICT 2
DISTRICT 3
DISTRICT 4
DISTRICT 5

RON GONZALES CHAIR

KEN YEAGER
TERRY GREGORY
DAVID D. CORTESE
JUDY CHIRCO
PAT DANDO - VICE CHAIR

DISTRICT 6
DISTRICT 7
DISTRICT 8
DISTRICT 9
DISTRICT10

CALL TO ORDER AND ROLL CALL

Mayor Ron Gonzales called the meeting to order at 6:57 p.m.

PRESENT: GONZALES, CAMPOS, CHAVEZ, CORTESE, CHIRCO, GREGORY, LEZOTTE, REED.

ABSENT: DANDO (EXCUSED), YEAGER, WILLIAMS (EXCUSED).

ORDERS OF THE DAY

Items recommended to be added, dropped, or deferred are usually approved under Orders of the Day unless the Council directs otherwise.

Item 7.1 is to be considered in a joint Redevelopment Agency/City Council session.

See Item 10 on the City Council Agenda for description of any City Council agenda items relating to the Redevelopment Agency.

Orders of the day approved. Absent: Dando, Yeager, Williams.

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 December 2, 2003.
- (b) Regular meeting of December 9, 2003.
- (c) Regular meeting of December 16, 2003.
- (d) Regular meeting of January 13, 2004.
- (e) Regular meeting of January 27, 2004.

Approved. Absent: Dando, Yeager, Williams.

2.2 Report of the Rules Committee – February 11, 2004.

Vice Mayor Dando, Chair

- (a) Review February 24, 2004 Draft Agenda.
- (b) Add new items to the February 17, 2004 Agenda, Cancelled.

Approved. Absent: Dando, Yeager, Williams.

2.3 Report of the Rules Committee – February 18, 2004.

Vice Mayor Dando, Chair

- (a) Review March 2, 2004 Draft Agenda.
- (b) Add new items to the February 24, 2004 Agenda.

Approved. Absent: Dando, Yeager, Williams.

2.4 Report of the Rules Committee – February 25, 2004.

Vice Mayor Dando, Chair

- (a) Review March 9, 2004 Draft Agenda.
- (b) Add new items to the March 2, 2004 Agenda.

Approved. Absent: Dando, Yeager, Williams.

2.5 Acceptance of Agency Financial Reports

- (a) Monthly Financial Statements – January 2004
- (b) Capital Cost Report – January 2004
- (c) Cash Flow Projection - January 2004

Approved. Noes: LeZotte. Absent: Dando, Yeager, Williams.

3 NEIGHBORHOOD IMPROVEMENT STRATEGIES

None.

4 HOUSING

None.

5 PUBLIC FACILITIES AND SPACES

None.

6 PRIVATE DEVELOPMENT

6.1 Approval of a Master Agreement with Overland, Pacific & Cutler, Inc., for real estate and relocation coordination services.

Recommendation: Approval of a Master Agreement with Overland, Pacific & Cutler, Inc., reducing the scope of real estate and relocation coordination services

from the prior agreement and setting a maximum compensation in an amount not to exceed \$75,000 for remaining services, with a term through June 30, 2005.

Approved. Absent: Dando, Yeager, Williams.

6.2 Approval of a FIP Grant Agreement with Salvatore Campagna, Lena Campagna and Judith Lopina, for facade improvements of a shopping center located at 3687-3695 Union Avenue.

Recommendation: Approval of a Facade Improvement Program (FIP) Grant Agreement, in the amount of \$206,800, including a contingency amount of \$18,800, with Salvatore Campagna, Lena Campagna and Judith Lopina, owners of a building located at 3687-3695 Union Avenue in the Union and Camden Neighborhood Business Cluster Redevelopment Project Area, for facade improvements to the building at that location. CEQA: Exempt, PP04-02-046.

Approved. Absent: Dando, Yeager, Williams.

6.3 Approval for an amendment to the Commercial Building Loan Agreement with Camera Pavilion Management Corporation, for rehabilitation of the theater located at 201 South Second Street.

Recommendation: Adoption of a resolution:

(a) Authorizing the Executive Director to negotiate and execute an amendment to the Commercial Building Loan Agreement with Camera Pavilion Management Corporation for rehabilitation of the theater located at 201 South Second Street, increasing the loan amount by \$750,000 to a total of \$3,250,000, and modifying the costs eligible for reimbursement under the loan.

Resolution No. 5470 adopted. Absent: Dando, Yeager, Williams.

(b) Approving the addition of \$750,000 to the Camera 3 Expansion project line in the San Antonio Plaza Redevelopment Area and the reduction of \$610,000 from the House of Blues project line in the Pueblo Uno Redevelopment Area; and,

(c) Amending the Agency's FY 2003-04 Appropriation resolution.

Resolution No. 5471 adopted. Absent: Dando, Yeager, Williams.

7 JOINT REDEVELOPMENT AGENCY/COUNCIL

7.1 Approval of an agreement with Hexagon Transportation Consultants. (Getting Families Back to Work directive)

Recommendation: Approval of an agreement with Hexagon Transportation Consultants, in the amount of \$200,000, for consultant services associated with a traffic study for proposed high-density land use development scenarios on the North First Street Corridor in the Rincon de Los Esteros Redevelopment Project area.
Approved. Absent: Dando, Yeager, Williams.

CLOSED SESSION REPORT

None.

OPEN FORUM

None.

ADJOURNMENT

The meeting adjourned at 7:01 p.m.