

# **REDEVELOPMENT AGENCY SYNOPSIS**

**NOVEMBER 6, 2007**

PETE CONSTANT  
FORREST WILLIAMS  
SAM LICCARDO  
KANSEN CHU  
NORA CAMPOS

DISTRICT 1  
DISTRICT 2  
DISTRICT 3      CHUCK REED – CHAIR  
DISTRICT 4  
DISTRICT 5

PIERLUIGI OLIVERIO      DISTRICT 6  
MADISON P. NGUYEN      DISTRICT 7  
DAVID D. CORTESE      DISTRICT 8  
JUDY CHIRCO      DISTRICT 9  
NANCY PYLE      DISTRICT 10

## Call to Order and Roll Call

**9:02 a.m.** - Closed Session, Council Chambers Conference Room W133

**4:25 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.** Item 7.1 “OPA with First Street Associates Two,” was deferred to November 20, 2007. Item 8.3 “Award of a construction contract for construction of a parking lot for the Guadalupe River Park” was deferred to December 11, 2007. (10-0-1) Absent: Constant.

## **1 CEREMONIAL ITEMS**

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**None**

## **2 CONSENT CALENDAR**

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### **2.1 Report of the Rules and Open Government Committee – October 10, 2007.**

**Chair Reed, Chairperson**

- (a) Review October 16, 2007, Final Agenda.
- (b) Review October 23, 2007 Draft Agenda.
- (c) Assign “Time Certain” for convening Redevelopment Agency Agenda.

**Approved**

### **2.2 Report of the Rules and Open Government Committee – October 17, 2007.**

**Chair Reed, Chairperson**

- (a) Review October 23, 2007, Final Agenda.
- (b) Review October 30, 2007 Draft Agenda.
- (c) Assign “Time Certain” for convening Redevelopment Agency Agenda.

**Approved**

## **2. CONSENT CALENDAR**

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### **2.3 Approval of Board Meeting Minutes.**

**Recommendation:** Approval of Redevelopment Agency Minutes for:

- (a) Regular meeting of October 2, 2007
- (b) Regular meeting of October 16, 2007

**Approved**

### **2.4 Report of the Public Safety, Finance and Strategic Support Committee – October 18, 2007.**

**Chair Nguyen, Chairperson**

“3.a-c. Redevelopment Agency Monthly Financial Reports for August 2007.”

- 7.b. Acceptance of the Comprehensive Annual Financial Report for Fiscal Year 2006–2007, ending June 30, 2007.”

**Approved**

### **2.5 Approval of the Comprehensive Annual Financial Report for FY 2006-2007.**

**Recommendation:** Approval of the Comprehensive Annual Financial Report for Fiscal Year 2006–2007, ending June 30, 2007. [MERGED]

**Approved**

### **2.6 Approval of an amendment to the agreement with Reliasys, Inc., to assist in a software version upgrade.**

**Recommendation:** Approval of the first amendment to the agreement with Reliasys, Inc., in the amount of \$75,000 for a total amount not to exceed \$174,000, to assist in a software version upgrade and to provide enhancements for the Agency’s financial system software. CEQA: Not a project. [MERGED]

**Approved**

## **3 GENERAL**

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### **3.1 Acceptance of the FY 2007–08 First Quarter Report on capital projects.**

**Recommendation:** Acceptance of the Redevelopment Agency’s FY 2007–08 First Quarter Report on the status of the Agency’s capital projects.

**Accepted.**

## **4 NEIGHBORHOOD IMPROVEMENT STRATEGIES**

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## **5 HOUSING**

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## **6 PUBLIC FACILITIES AND SPACES**

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## **7 PRIVATE DEVELOPMENT**

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### **7.1 Approval of an amendment to the OPA with First Street Associates Two pertaining to the space at 451 South First Street.**

**Recommendations:** Approval of the first amendment to the Owner Participation Agreement (OPA) with First Street Associates Two for the WORKS gallery at 451 S. First Street, amending the OPA to increase the amount of the Agency payments over the next 14 months and providing the Agency an option to terminate the OPA prior to expiration of the term. CEQA: Not a project. [SNI] (Deferred 10/16/07, Item 7.2)

**Deferred to 11/20/07**

## **8 JOINT REDEVELOPMENT AGENCY/COUNCIL**

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*Items 9.1 and 9.2 on the City Council's Agenda, related to "Inclusionary Housing Plan" and "Greater Gardner Neighborhood Improvement Plan," were heard and action taken during the Council meeting at 1:30 p.m.*

## **8. JOINT REDEVELOPMENT AGENCY/COUNCIL**

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(Cont'd)

**City Council convened at 4:35 p.m.**

### **8.1 Approval of a Reimbursement Agreement with SoloPower for acquisition of capital equipment and Employment Training Panel Funds.**

**Recommendations:** Adoption of resolutions by:

- (a) The Redevelopment Agency Board approving a Reimbursement Agreement with SoloPower, Inc., in an amount not to exceed \$715,000, for acquisition of capital equipment to be installed in SoloPower's industrial and manufacturing headquarters facility in the Edenvale Redevelopment Project Area and making certain findings.

**Agency Resolution No. 5797 adopted**

- (b) The City Council directing the City Manager to have the Office of Economic Development pursue Employment Training Panel Funds, in the amount of \$100,000, to support the workforce development efforts of SoloPower.

**Council Resolution No. 74101 adopted**

CEQA: Edenvale Redevelopment Project Area Final EIR, Resolution No. 67245, File No. SP07-068. [EDENVALE]

### **8.2 Award of a contract for demolition of the Japantown Corporation Yard.**

**Recommendation:** Adoption of a resolution approving the award of a construction contract to Randazzo Enterprises, Inc., the lowest responsive bidder in the amount of \$186,857, and authorizing a 20% construction contingency in the amount of \$37,371, for a total construction budget not to exceed \$224,228, for the demolition of the Japantown Corporation Yard Buildings. CEQA: Resolution No. 64990, Japantown EIR, File No. PP 07-224. [JAPANTOWN]

**Agency Resolution No. 5798 adopted**

## **8. JOINT REDEVELOPMENT AGENCY/COUNCIL**

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### **8.3 Award of a construction contract for construction of a parking lot for the Guadalupe River Park.**

#### **Recommendations:**

- (a) Adoption of a resolution by the City Council making certain determinations required by Redevelopment Law, Health and Safety Code Section 33445, for Agency funding of improvements for public and service access and parking for the Guadalupe River Park.
  
- (b) Adoption of a resolution by the Redevelopment Agency Board approving the award of a construction contract to Joseph J. Albanese Inc., the low bidder, in the amount of \$789,963; and authorizing a construction contingency in the amount of \$118,494, for construction of a parking lot for the GRP with access from Santa Clara and St. John Streets.

CEQA: Downtown Strategy 2000 EIR, Resolution No. 72767 and Addendum thereto. File No. PP07-223. **[MERGED]** (Deferred 10/2, 10/16/07, Item 8.2)  
**Deferred to 12/11/07**

**City Council adjourned at 4:40 p.m.**

- **Adjournment**  
**The Redevelopment Agency Board adjourned at 4:40 p.m.**