



# **REDEVELOPMENT AGENCY BOARD**

## **MINUTES**

**MARCH 24, 2009**

PETE CONSTANT  
ASH KALRA  
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  
ROSE HERRERA  
JUDY CHIRCO  
NANCY PYLE

DISTRICT 6  
DISTRICT 7  
DISTRICT 8  
DISTRICT 9  
DISTRICT 10

## Call to Order and Roll Call

9:30 a.m. - Closed Session, Council Chambers Conference Room W133

Absent: Chirco, Pyle.

6:12 p.m. - Regular Session, Council Chambers, City Hall

Absent: Constant, Herrera, Chirco.

- Open Forum
- Closed Session Report  
None.
- Orders of the Day  
The Orders of the Day were approved. (8-0-3) Absent: Constant, Herrera, Chirco.

## 1 CEREMONIAL ITEMS

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None

## 2 CONSENT CALENDAR

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### 2.1 Approval of Board Meeting Minutes.

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

(a) Regular meeting of February 10, 2009.

Documents Filed: Regular minutes of February 10, 2009.

Action: The Redevelopment Agency minutes of February 10, 2009, were approved. (8-0-3) Absent: Constant, Herrera, Chirco.

### 2.2 Report of the Rules and Open Government Committee – February 25, 2009.

**Chair Reed, Chairperson**

“4.1 Review March 3, 2009, Final Agenda, Meeting cancelled

4.2 Review March 10, 2009, Draft Agenda.

Documents Filed: Report of the Rules and Open Government Committee of February 25, 2009.

Action: The Rules and Open Government Committee report and actions of February 25, 2009, were approved. (8-0-3) Absent: Constant, Herrera, Chirco.

## **2 CONSENT CALENDAR**

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### **2.3 Report of the Rules and Open Government Committee – March 4, 2009. Chair Reed, Chairperson**

- “4.1 Review March 10, 2009, Final Agenda.**
- 4.2 Review March 17, 2009, Draft Agenda.**

Documents Filed: Report of the Rules and Open Government Committee of March 4, 2009.

Action: The Rules and Open Government Committee report and actions of March 4, 2009, were approved. (8-0-3) Absent: Constant, Herrera, Chirco.

## **3 GENERAL**

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None

## **4 NEIGHBORHOOD IMPROVEMENT STRATEGIES**

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None

## **5 HOUSING**

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### **5.1 Approval to submit an application to California Department of Housing and Community Development to participate in the Infill Infrastructure Grant Program.**

**Recommendations:** It is recommended that the Redevelopment Agency Board adopt a resolution:

- (a) Approving the submission to the California Department of Housing and Community Development (HCD) of an application to participate in the Infill Infrastructure Grant Program in response to the Notice of Funding Availability dated February 2, 2009, which will request a funding allocation in the amount of \$24,160,400 for the following activities: demolition and construction of the Julian Street realignment, right-of-way acquisition, construction of parks, park dedication ordinance fees, site preparation and remediation and streetscape improvements; and,

*(Item continued on the next page)*

## 5 HOUSING

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*(Cont'd)*

- 5.1 (b) Authorizing the Executive Director to execute the application, the Standard Agreement, and all other documents required by HCD for participation in the Infill Infrastructure Grant Program, and any amendments thereto; and,
- (c) Authorizing the Executive Director, if the application for funding is approved, to direct staff to use the Infill Infrastructure Grant Program funds for eligible activities in the manner presented in the application as approved by HCD and in accordance with the Program Guidelines.

CEQA: Brandenburg Mixed Use Project/ North San Pedro Housing Sites Project  
GPT03-03-01a and GP03-03-01b. [JULIAN/STOCKTON]

Documents Filed: Memorandum from Executive Director of Redevelopment Agency Harry S. Mavrogenes, dated March 12, 2009, recommending (a) approving the submission to the California Department of Housing and Community Development of an application to participate in the Infill Infrastructure Grant Program; and (b) authorizing the Executive Director to execute the application, the Standard Agreement, and all other documents required by HCD for participation in the Infill Infrastructure Grant Program, and any amendments thereto; and authorizing the Executive Director, if the application for funding is approved, to direct staff to use the Infill Infrastructure Grant Program funds for eligible activities in the manner presented in the application as approved by HCD and in accordance with the Program Guidelines.

Action: Agency Resolution No. 5895 adopted. (8-0-3) Absent: Constant, Herrera, Chirco.

## 5 HOUSING

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### 5.2 Approval to submit an application to California Department of Housing and Community Development to participate in the TOD Housing Program Grant Program.

**Recommendations:** It is recommended that the Redevelopment Agency Board adopt a resolution:

- (a) Approving the submission to the California Department of Housing and Community Development (HCD) of an application to participate in the Transit Oriented Development Housing Program Grant Program in response to the Notice of Funding Availability dated January 30, 2009 which will request a funding allocation in the amount of \$13,400,000 for an attached housing project parking structure construction costs; and,
- (b) Authorizing the Executive Director to execute the application, the Standard Agreement, and all other documents required by the HCD for participation in the Transit Oriented Development Program, and any amendments thereto; and,
- (c) Authorizing the Executive Director, if the application for funding is approved, to direct staff to use Transit Oriented Development Grant Program funds for eligible activities in the manner presented in the application as approved by HCD and in accordance with the program Guidelines.

CEQA: Brandenburg Mixed Use Project/ North San Pedro Housing Sites Project  
GPT03-03-01a and GP03-03-01b. [JULIAN/STOCKTON]

Documents Filed: Memorandum from Executive Director of Redevelopment Agency Harry S. Mavrogenes, dated March 12, 2009, recommending (a) approving the submission to the California Department of Housing and Community Development of an application to participate in Transit Oriented Development Housing Program Grant Program; and (b) authorizing the Executive Director to execute the application, the Standard Agreement, and all other documents required by HCD for participation in the Transit Oriented Development Program, and any amendments thereto; and authorizing the Executive Director, if the application for funding is approved, to direct staff to use the Transit Oriented Development Program funds for eligible activities in the manner presented in the application as approved by HCD and in accordance with the Program Guidelines.

Action: Agency Resolution No. 5896 adopted. (8-0-3) Absent: Constant, Herrera, Chirco.

## 6 PUBLIC FACILITIES AND SPACES

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### 6.1 Approval of a Purchase and Sale Agreement for acquisition of 456 Autumn Court.

**Recommendations:** Approval of a Purchase and Sale Agreement with Patricia S. Huddleston, in the amount of \$375,000 plus related closing costs, for acquisition of 456 Autumn Court to allow for development of the Autumn Street Extension Project. CEQA: Resolution No. 08-010 Coleman Avenue/Autumn Street Improvement Project, File No. PP06-166. [JULIAN-STOCKTON]

Documents Filed: Memorandum from Executive Director of Redevelopment Agency Harry S. Mavrogenes, dated March 12, 2009, recommending approval of a Purchase and Sale Agreement with Patricia S. Huddleston for acquisition of 456 Autumn Court to allow for development of the Autumn Street Extension Project.

Action: Deferred to April 7, 2009.

### 6.2 Approval of a Continuation and Second Amendment to the Agreement with Leddy Maytum Stacy Architects.

**Recommendation:** Approval of a Continuation and Second Amendment to the Agreement with Leddy Maytum Stacy Architects, in the amount of \$120,000 for a total contract amount not to exceed \$350,000, for architectural services for the schematic design of the first phase of the Children's Discovery Museum Renovation Project, and extending the term of the agreement by nine months through June 30, 2009. CEQA: Not a project. [GUADALUPE-AUZERAIS]

Documents Filed: Memorandum from Executive Director of Redevelopment Agency Harry S. Mavrogenes, dated March 12, 2009, recommending approval of a Continuation and Second Amendment to the Agreement with Leddy Maytum Stacy Architects for architectural services for the schematic design of the first phase of the Children's Discovery Museum Renovation Project, and extension of the term of the agreement by nine months through June 30, 2009.

Action: The Redevelopment Agency Board approved the Continuation and Second Amendment to the Agreement with Leddy Maytum Stacy Architects. (8-0-3)  
Absent: Constant, Herrera, Chirco.

## **7 PRIVATE DEVELOPMENT**

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None

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

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*Item 9.1 on the City Council's Agenda, "Mayor's Budget Message," was heard and action taken during the Council meeting today.*

The City Council convened at 6:14 p.m. to consider Items 8.1 – 8.3 in a Joint Session.

### **8.1 Actions related to approval of a contract for the Civic Auditorium Audio Visual/Sound System Project.**

**Recommendation:** Adoption of resolutions:

- (a) By the City Council making certain determinations required by Redevelopment Law, Health and Safety Code Section 33445, for Agency funding of the proposed improvements to the Civic Auditorium.
- (b) By the Redevelopment Agency Board approving a contract with BBI Engineering, Inc., in the amount of \$953,044, which includes two alternates, for the Civic Auditorium Audio Visual/Sound System Project, authorizing a project contingency in the amount of \$95,304 for a total contract amount of \$1,048,348, and authorizing the Executive Director to execute changes to the contract, subject to the limitations applicable to construction contract change orders.

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

Documents Filed: Memorandum from Executive Director of Redevelopment Agency Harry S. Mavrogenes, dated March 10, 2009, recommending 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 the proposed improvements to the Civic Auditorium.; and b) adoption of a resolution by the Redevelopment Agency Board approving a contract with BBI Engineering, Inc., for the Civic Auditorium Audio Visual/ Sound System Project, authorizing a project contingency in the amount of \$95,304 for a total contract amount of \$1,048,348, and authorizing the Executive Director to execute changes to the contract, subject to the limitations applicable to construction contract change orders.

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

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*(Cont'd)*

- 8.1 **Public Comments:** Dan Fenton spoke in support of the proposed Civic Auditorium Audio Visual/Sound System Project.

Action: Council Resolution No. 74845 adopted. Agency Resolution No. 5897 adopted. (8-0-3) Absent: Constant, Herrera, Chirco.

- 8.2 **Approval of the Report to Council on the Amendment to the Redevelopment Plans for the Merged Project Area Tax Increment Limit and Bonded Indebtedness Limit Increases.**

**Recommendations:** Public Hearing followed by Redevelopment Agency Board and City Council actions:

- (a) Adoption of resolutions by the City Council and Redevelopment Agency Board approving the Report to Council on the Amendment to the Redevelopment Plans for the Merged Project Area to increase the tax increment limit from \$7.6 billion to \$15 billion, to establish a single limit of \$7.6 billion for the bonded indebtedness that may be outstanding at any one time, and to modify the list of eligible public improvements in each Redevelopment Plan so that all Redevelopment Plans have consistent language relating to public improvements.
- (b) Approval of an ordinance by the City Council adopting the proposed Amendment to the Redevelopment Plans in the Merged Project Area to increase the tax increment limit from \$7.6 billion to \$15 billion, to establish a single limit of \$7.6 million on the amount of bonded indebtedness that may be outstanding at any one time, and to modify the list of eligible public improvements in each Redevelopment Plan so that all Redevelopment Plans have consistent language relating to public improvements, and making certain findings.

CEQA: CEQA determination, File No. PP08-289, adopted by the Director of Planning, Building, and Code Enforcement, dated February 4, 2009. **[MERGED]**

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## 8 JOINT REDEVELOPMENT AGENCY/COUNCIL

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(Cont'd)

8.2 Documents Filed: Memorandum from Executive Director of Redevelopment Agency Harry S. Mavrogenes, dated March 10, 2009, recommending a) adoption of resolutions by the City Council and Redevelopment Agency Board approving the Report to Council on the Amendment to the Redevelopment Plans for the Merged Project Area to increase the tax increment limit from \$7.6 billion to \$15 billion, to establish a single limit of \$7.6 billion for the bonded indebtedness that may be outstanding at any one time, and to modify the list of eligible public improvements in each Redevelopment Plan so that all Redevelopment Plans have consistent language relating to public improvements; and b) approval of an ordinance by the City Council adopting the proposed Amendment to the Redevelopment Plans in the Merged Project Area to increase the tax increment limit from \$7.6 billion to \$15 billion, to establish a single limit of \$7.6 million on the amount of bonded indebtedness that may be outstanding at any one time, and to modify the list of eligible public improvements in each Redevelopment Plan so that all Redevelopment Plans have consistent language relating to public improvements, and making certain findings. Supplemental memorandum from Executive Director of Redevelopment Agency Harry S. Mavrogenes, dated March 19, 2009, providing replacement enclosures for Exhibit B-1, "Physical and Economic Blight in the Merged Project Area" and B-2, "Physical Blight in the Merged Project Area."

Public Comments: Erik Schoennauer, Ted Johnson, Jeff Byrd, Rita Torres, Chris Kober, and Pat Dando spoke in support of the Merged Project Area Tax Increment Limit and Bonded Indebtedness Limit Increases. Doug McNea and Yolanda Reynolds spoke in opposition to the Merged Project Area Tax Increment Limit and Bonded Indebtedness Limit Increases.

Action: Public Hearing opened and testimony received. Item continued to April 7, 2009.

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

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### **8.3 Approval to remove Naglee Park from the SNI Project Area.**

**Recommendations:** Public Hearing followed by Redevelopment Agency Board and City Council actions:

- (a) Adoption of resolutions by the Redevelopment Agency Board and City Council approving the Report to Council on the Amendment to the Strong Neighborhoods Initiative Redevelopment Plan to remove Naglee Park from the Strong Neighborhoods Initiative (SNI) Project Area.
- (b) Approval of an ordinance by the City Council adopting the proposed Amendment to the SNI Redevelopment Plan to remove Naglee Park from the SNI Project Area.

CEQA: CEQA determination, File No. PP08-289, adopted by the Director of Planning, Building, and Code Enforcement, dated February 4, 2009. [SNI]

Documents Filed: Memorandum from Executive Director of Redevelopment Agency Harry S. Mavrogenes, dated March 10, 2009, recommending a) adoption of resolutions by the Redevelopment Agency Board and City Council approving the Report to Council on the Amendment to the Strong Neighborhoods Initiative Redevelopment Plan to remove Naglee Park from the Strong Neighborhoods Initiative (SNI) Project Area; and b) approval of an ordinance by the City Council adopting the proposed Plan Amendment to the SNI Project Area to remove Naglee Park from the project area.

Action: Agency Resolution No. 5899 adopted. Council Resolution No. 74846 adopted. Council Ordinance No. 28522 passed for publication. (8-0-3) Absent: Constant, Herrera, Chirco.

- **Adjournment**

**The Redevelopment Agency Board and City Council adjourned at 6:41 p.m.**

**ATTEST:**

  

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**HARRY S. MAVROGENES, SECRETARY**