



# REDEVELOPMENT AGENCY MINUTES

**AUGUST 25, 2009**

PETE CONSTANT  
ASH KALRA  
SAM 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. (Excused)**

**3:25 p.m.** - Regular Session, Council Chambers, City Hall

**Absent: Constant. (Excused)**

- Open Forum
- Closed Session Report
- None.
- Orders of the Day

**The Orders of the Day were approved. Item 6.1 was deferred to September 15, 2009. (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 – July 29, 2009.

**Chair Reed, Chairperson**

**“4.1** Review August 4, 2009, Final Agenda, Meeting Cancelled.

**4.2** Review August 11, 2009, Draft Agenda.

Documents Filed: Report of the Rules and Open Government Committee of July 29, 2009.

Action: The Rules and Open Government Committee report and actions of July 29, 2009, were approved. (7-0-4) Absent: Constant, Chu, Campos, Pyle.

### 2.2 Report of the Rules and Open Government Committee – August 5, 2009.

**Chair Reed, Chairperson**

**“4.1** Review August 11, 2009, Final Agenda.

**4.2** Review August 18, 2009, Draft Agenda.

Documents Filed: Report of the Rules and Open Government Committee of August 5, 2009.

Action: The Rules and Open Government Committee report and actions of August 5, 2009, were approved. (7-0-4) Absent: Constant, Chu, Campos, Pyle.

### **3 GENERAL**

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#### **3.1 Presentation of the Quarterly Projects Status Report.**

**Recommendation:** Acceptance of the Redevelopment Agency's Quarterly Projects Status Report for the Fourth Quarter, FY 2008-09.

Documents Filed: Memorandum from Executive Director of Redevelopment Agency Harry S. Mavrogenes, dated August 13, 2009, recommending acceptance of the Fourth Quarter, FY 2008-09 Projects Status Report.

Action: The Report was accepted. (10-0-1) Absent: Constant

### **4 NEIGHBORHOOD IMPROVEMENT STRATEGIES**

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None

### **5 HOUSING**

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None

### **6 PUBLIC FACILITIES AND SPACES**

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#### **6.1 Approval of a Master Lease with RSTP Investments, LLC, for business incubators in the downtown.**

**Recommendations:**

- (a) Approval of a Master Lease with RSTP Investments, LLC, for 26,075 square feet of office space located at 100 East Santa Clara Street to house the Environmental Business Cluster, U.S. Market Access Center, Software Development Forum, and the San Jose Entrepreneur Center.
- (b) Adoption of a resolution approving an adjustment to the FY 2009-10 Adopted Capital Budget adding a new capital project line - Downtown Incubators and funding of \$766,000; and reducing the existing lease obligations for the four Incubator Programs by \$257,486.

CEQA: Exempt, File No. PP09-153. **(MERGED)**

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## **6 PUBLIC FACILITIES AND SPACES**

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*(Cont'd)*

- 6.1 Documents Filed:** Memorandum from Executive Director of Redevelopment Agency Harry S. Mavrogenes, dated August 11, 2009, recommending: a) approval of a Master Lease with RSTP Investments, LLC, and, b) adoption of a resolution approving an adjustment to the FY 2009-10 Adopted Capital Budget, adding a new capital project line - Downtown Incubators and funding of \$766,000, and reducing the existing lease obligations for the four Incubator Programs by \$257,486. Supplemental Memorandum from Executive Director of Redevelopment Agency Harry S. Mavrogenes, dated August 21, 2009, providing additional analysis of the selection process for the proposed lease site.

Action: Deferred to September 15, 2009.

## **7 PRIVATE DEVELOPMENT**

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- 7.1 Approval of actions related to the acquisition of property located at 98 South Almaden Avenue.**

**Recommendations:**

- (a) Approval of a Purchase and Sale Agreement with Jan Chargin, as Trustee of the Jan Chargin Living Trust, dated August 31, 2005; and Lynn M. Bohnen, as Trustee of the Lynn M. Bohnen Trust, dated July 26, 2005, as tenants in common, in the amount of \$1,120,000 plus related closing costs, for the acquisition of real property, commonly known and operated as the Caravan Lounge, located at 98 South Almaden Avenue.
- (b) Approval of a Settlement agreement and lease with George Rich (dba Caravan Lounge) in the amount of \$187,000.

CEQA: Resolution No. 72767, Use of Downtown Strategy 2000, FEIR, File No. PP09-164. [ALMADEN GATEWAY]

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## **7 PRIVATE DEVELOPMENT**

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*(Cont'd)*

- 7.1 Documents Filed: Memorandum from Executive Director of Redevelopment Agency Harry S. Mavrogenes, dated August 11, 2009, recommending: a) approval of a Purchase and Sale Agreement with Jan Chargin, as Trustee of the Jan Chargin Living Trust, dated August 31, 2005; and Lynn M. Bohnen, as Trustee of the Lynn M. Bohnen Trust, dated July 26, 2005, as tenants in common, for the acquisition of real property located at 98 South Almaden Avenue and, b) Approval of a Settlement agreement and lease with George Rich (dba Caravan Lounge).

Action: Dropped.

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

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

None

- **Adjournment**  
The Redevelopment Agency Board adjourned at 3:37 p.m.

ATTEST:



**HARRY S. MAVROGENES, SECRETARY**