



# REDEVELOPMENT AGENCY BOARD

## MINUTES

**JANUARY 27, 2009**

PETE CONSTANT  
ASH KALRA  
SAM T. 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  
ROSE HERRERA      DISTRICT 8  
JUDY CHIRCO      DISTRICT 9  
NANCY PYLE      DISTRICT 10

## Call to Order and Roll Call

2:03 p.m. - Regular Session, Council Chambers, City Hall

Absent: None.

- Open Forum
- Closed Session Report  
None.
- Orders of the Day  
The Orders of the Day were approved. (11-0)

## 1 CEREMONIAL ITEMS

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None

## 2 CONSENT CALENDAR

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### 2.1 Report of the Public Safety, Finance and Strategic Support Committee – December 18, 2008.

**Boardmember Nguyen, Chairperson**

“b.i-iii. Redevelopment Agency Monthly Financial Reports for October 2008.

Documents Filed: Report of the Public Safety, Finance and Strategic Support Committee, of December 18, 2008, with the Agency’s Monthly Financial Reports for October 2008 attached.

Action: The Public Safety, Finance and Strategic Support Committee report and actions of December 18, 2008, were accepted. (11-0)

### 2.2 Approval of Board Meeting Minutes.

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

- (a) Regular meeting of December 9, 2008.
- (b) Regular meeting of December 16, 2008.

Documents Filed: Regular minutes of December 9, and December 16, 2008.

Action: The Redevelopment Agency minutes of December 9, and December 16, 2008, were approved. (11-0)

## **2 CONSENT CALENDAR**

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### **2.3 Report of the Rules and Open Government Committee – December 3, 2008. Chair Reed, Chairperson**

- (a) Review December 9, 2008, Final Agenda.
- (b) Review December 16, 2008, Draft Agenda.
- (c) Assign “Time Certain” for convening Redevelopment Agency Agenda.

Documents Filed: Report of the Rules and Open Government Committee of December 3, 2008.

Action: The Rules and Open Government Committee report and actions of December 3, 2008, were approved. (11-0)

### **2.4 Report of the Rules and Open Government Committee – December 10, 2008. Chair Reed, Chairperson**

- (a) Review December 16, 2008, Final Agenda.
- (b) Assign “Time Certain” for convening Redevelopment Agency Agenda.

Documents Filed: Report of the Rules and Open Government Committee of December 10, 2008.

Action: The Rules and Open Government Committee report and actions of December 10, 2008, were approved. (11-0)

### **2.5 Report of the Rules and Open Government Committee – January 7, 2009. Chair Reed, Chairperson**

- (a) Review January 13, 2009, Final Agenda.
- (b) Review January 20, 2009, Draft Study Session Agenda.
- (b) Assign “Time Certain” for convening Redevelopment Agency Agenda.

Documents Filed: Report of the Rules and Open Government Committee of January 7, 2009.

Action: The Rules and Open Government Committee report and actions of January 7, 2009, were approved. (11-0)

### 3 GENERAL

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#### 3.1 Approval of an agreement with Keyser Marston Associates, Inc., for real estate and financial consulting services.

**Recommendations** Approval of an agreement with Keyser Marston Associates, Inc., in an amount not to exceed \$380,000, for real estate and financial consulting services through December 31, 2009. CEQA: Not a project. [MERGED]

Documents Filed: Memorandum from Executive Director of Redevelopment Agency Harry S. Mavrogenes, dated January 15, 2009, recommending approval of an agreement with Keyser Marston Associates, Inc.

Action: The Redevelopment Agency Board approved the agreement with Keyser Marston Associates. (11-0)

### 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 the third amendment to the Amended and Continued Property Use Agreement with the San Jose Downtown Association.

**Recommendation:** Approval of the third amendment to the Amended and Continued Property Use Agreement with the San Jose Downtown Association for use of retail space at 88 South Fourth Street, Suite 130, as KALEID Gallery, extending the term of the agreement to January 31, 2010, and increasing the amount of Agency participation by \$13,000 for a total amount not to exceed \$33,000, for additional marketing, and extending the insurance for the space. CEQA: Not a project. [SNI: CIVIC PLAZA]

*(Item continued on the next page)*

## 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 January 15, 2009, recommending approval of the third amendment to the Amended and Continued Property Use Agreement with the San Jose Downtown Association for use of retail space at 88 South Fourth Street, Suite 130, as KALEID Gallery.

Action: The Redevelopment Agency Board approved the third amendment to the Amended and Continued Property Use Agreement with the San Jose Downtown Association for use of retail space at 88 South Fourth Street, Suite 130. (11-0)

## 7 PRIVATE DEVELOPMENT

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None

## 8 JOINT REDEVELOPMENT AGENCY/COUNCIL

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*Items 9.1 - 9.3 on the City Council's Agenda, related to "appointment of the Vice Chair of the Redevelopment Agency," "Watson Park Restoration Project," and "Updated City Council Appointments" were heard and action taken during the Council meeting at 1:30 p.m. today.*

- **Adjournment**  
The Redevelopment Agency Board adjourned at 2:05 p.m.

ATTEST:

  
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HARRY S. MAVROGENES, SECRETARY