



REDEVELOPMENT AGENCY BOARD

MINUTES

FEBRUARY 10, 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

3:44 p.m. - Regular Session, Council Chambers, City Hall

Absent: Chirco.

- Open Forum
- Closed Session Report
- Orders of the Day

The Orders of the Day were approved. (10-0-1) Absent: Chirco.

1 CEREMONIAL ITEMS

None

2 CONSENT CALENDAR

2.1 Report of the Rules and Open Government Committee – January 14, 2009.

Chair Reed, Chairperson

- (a) Review January 20, 2009, Study Session Agenda.
- (b) Review January 27, 2009, Draft Agenda.
- (c) Assign "Time Certain" for convening Redevelopment Agency Agenda.

Documents Filed: Report of the Rules and Open Government Committee of January 14, 2009.

Action: The Rules and Open Government Committee report and actions of January 14, 2009, were approved. (10-0-1) Chirco

2.2 Report of the Rules and Open Government Committee – January 21, 2009.

Chair Reed, Chairperson

- (a) Review January 27, 2009, Final Agenda.
- (b) Review February 3, 2009, Draft Agenda.
- (c) Assign "Time Certain" for convening Redevelopment Agency Agenda.

Approved

Documents Filed: Report of the Rules and Open Government Committee of January 21, 2009.

Action: The Rules and Open Government Committee report and actions of January 21, 2009, were approved. (10-0-1) Absent: Chirco.

2 CONSENT CALENDAR

2.3 Approval of Board Meeting Minutes.

Recommendation: Approval of Redevelopment Agency Minutes for:
(a) Regular meeting of January 13, 2009.

Documents Filed: Regular minutes of January 13, 2009.

Action: The Redevelopment Agency minutes of January 13, 2009, were approved.
(10-0-1) Absent: Chirco.

3 GENERAL

3.1 Presentation of the Quarterly Projects Status Report.

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

Documents Filed: Memorandum from Executive Director of Redevelopment Agency Harry S. Mavrogenes, dated January 29, 2009, recommending acceptance of the Second Quarter, FY 2008-09 Projects Status Report.

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

4 NEIGHBORHOOD IMPROVEMENT STRATEGIES

None

5 HOUSING

5.1 Approval of an amendment to the agreement with The Housing Trust of Santa Clara County.

Recommendation: Approval of the second amendment to the agreement with the Housing Trust of Santa Clara County to provide additional funding for affordable housing programs, increasing the amount of the Agency's contribution to the Trust by \$250,000 for an agreement total of \$1,000,000. CEQA: Not a project. [MERGED]

(Item continued on the next page)

5 HOUSING

(Cont'd)

- 5.1 Documents Filed: Memorandum from Executive Director of Redevelopment Agency Harry S. Mavrogenes, dated January 29, 2009, recommending approval of the second amendment to the agreement with the Housing Trust of Santa Clara County.

Public Comments: Kevin Zwick spoke in support of the agreement with the Housing Trust of Santa Clara County.

Action: The Redevelopment Agency Board approved the second amendment to the agreement with the Housing Trust of Santa Clara County. (9-0-1-1) Abstained: Liccardo. Absent: Chirco.

6 PUBLIC FACILITIES AND SPACES

- 6.1 **Approval of an Amended and Restated Agreement with LMN Architects amendments and the second amendment to the agreement with Gilbane Building Company for the Convention Center.**

Recommendations:

- (a) Approval of an Amended and Restated Agreement with LMN Architects, adding \$4,128,000, for a total contract amount of \$10,678,000, to complete the design development of a proposed expansion of the San Jose Convention Center, update the cost estimated based on design development, produce the necessary design documents and provide bid support and contract administration support for the proposed demolition of the former Martin Luther King Jr. Library building and the proposed replacement of the roofing for the existing Convention Center, and produce the necessary design documents for the proposed site utilities, earthwork, piles and associated foundation work.

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6 PUBLIC FACILITIES AND SPACES

(Cont'd)

- 6.1 (b) Approval of the second amendment to the agreement with Gilbane Building Company, adding \$1,400,000, for a total contract amount of \$3,050,000, for on-going pre-construction services related to the design development and estimating of the overall project, pre-construction services related to the design documents for the proposed demolition of the former Martin Luther King Jr. Library building and the proposed site utilities, earthwork, piles and associated foundation work, as well as pre-construction services related to the design documents, public bidding and construction management for the proposed replacement of the roofing for the existing Convention Center. CEQA: Resolution No. 72767. [MERGED]

Documents Filed: Memorandum from Executive Director of Redevelopment Agency Harry S. Mavrogenes, dated January 27, 2009, recommending approval of (a) an Amended and Restated Agreement with LMN Architects to complete the design development of a proposed expansion of the San Jose Convention Center, update the cost estimated based on design development, produce the necessary design documents and provide bid support and contract administration support for the proposed demolition of the former Martin Luther King Jr. Library building and the proposed replacement of the roofing for the existing Convention Center, and produce the necessary design documents for the proposed site utilities, earthwork, piles and associated foundation work.; and, (b) approval of the second amendment to the agreement with Gilbane Building Company for on-going pre-construction services related to the design development and estimating of the overall project, pre-construction services related to the design documents for the proposed demolition of the former Martin Luther King Jr. Library building and the proposed site utilities, earthwork, piles and associated foundation work, as well as pre-construction services related to the design documents, public bidding and construction management for the proposed replacement of the roofing for the existing Convention Center.

Action: The Redevelopment Agency Board approved the Amended and Restated Agreement with LMN Architects and the second amendment to the agreement with Gilbane Building Company. (10-0-1) Absent: Chirco.

7 PRIVATE DEVELOPMENT

None

8 JOINT REDEVELOPMENT AGENCY/COUNCIL

Item 9 on the City Council's Agenda, was heard and action taken during the Council meeting that began at 1:30 p.m. today.

The City Council convened at 3:54 p.m. to consider Item 8.1 in a Joint Session.

8.1 Approval of a grant agreement with the San Jose Giants.

Recommendations:

- (a) Approval of a grant agreement by the Redevelopment Agency Board and the City of San Jose with Baseball Acquisition Company, in an amount not to exceed \$375,000, for improvements to the San Jose Municipal Stadium.
- (b) Adoption of a resolution by the City Council making certain determinations required by law for Redevelopment Agency funding of a public project.

CEQA: Exempt, File No. PP09-015 [SNI]

Documents Filed: Memorandum from Executive Director of Redevelopment Agency Harry S. Mavrogenes, dated January 29, 2009, recommending (a) Agency Board approval of a grant agreement with Baseball Acquisition Company for improvements to the San Jose Municipal Stadium, and (b) adoption of a resolution by the City Council making certain determinations required by law for Redevelopment Agency funding of a public project.

Action: The Redevelopment Agency Board and the City of San Jose approved the grant agreement with Baseball Acquisition Company. Council Resolution No. 74793 adopted. (10-0-1) Absent: Chirco.

The City Council portion of the meeting adjourned at 3:55 p.m.

- **Adjournment**

The Redevelopment Agency Board adjourned at 3:55 p.m.

ATTEST:


HARRY S. MAVROGENES, SECRETARY