



REDEVELOPMENT AGENCY BOARD

MINUTES

APRIL 7, 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

9:00 a.m. - Closed Session, Council Chambers Conference Room W133

Absent: Chirco.

3:20 p.m. - Regular Session, Council Chambers, City Hall

Absent: Chirco.

- Open Forum
- Closed Session Report

None.

- 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 Public Safety, Finance and Strategic Support Committee – March 19, 2009.

Boardmember Nguyen, Chairperson

3.1(a) Redevelopment Agency Monthly Financial Reports for January 2009.

- (1) Financial Statements
- (2) Capital Cost Report
- (3) Cash Flow Projections

Documents Filed: Report of the Public Safety, Finance and Strategic Support Committee meeting of March 19, 2009, with the Agency's Monthly Financial Reports for January 2009 attached.

Action: The Public Safety, Finance and Strategic Support Committee report and actions of March 19, 2009, were accepted. (10-0-1) Absent: Chirco.

2 CONSENT CALENDAR

2.2 Report of the Rules and Open Government Committee – March 11, 2009. Chair Reed, Chairperson

“4.1 Review March 17, 2009, Final Agenda: Meeting cancelled.

4.2 Review March 24, 2009, Draft Agenda.

Documents Filed: Report of the Rules and Open Government Committee of March 11, 2009.

Action: The Rules and Open Government Committee report and actions of March 11, 2009, were approved. (10-0-1) Absent: Chirco.

2.3 Approval of Board Meeting Minutes.

Recommendation: Approval of Redevelopment Agency Minutes for:

(a) Regular meeting of February 24, 2009.

(b) Regular meeting of March 10, 2009.

Documents Filed: Regular minutes of February 24 and March 10, 2009.

Action: The Redevelopment Agency minutes of February 24 and March 10, 2009, were approved. (10-0-1) Absent: Chirco.

3 GENERAL

None

4 NEIGHBORHOOD IMPROVEMENT STRATEGIES

None

5 HOUSING

None

6 PUBLIC FACILITIES AND SPACES

6.1 Approving matching grant funds for the award of a Caltrans Community-Based Transportation Planning Grant.

Recommendations: Adoption of resolutions:

- (a) Approving \$50,000 in matching grant funds for The Alameda/State Highway 82 study of future improvements for that corridor, as required as a condition for the award of the Caltrans Community-Based Transportation Planning Grant in the amount of \$250,000; and,
- (b) Amending the FY 2008-2009 Revenue Resolution to add \$250,000 from the Caltrans Community-Based Transportation Planning Grant; amending the FY 2008-2009 Capital Budget to add \$250,000 to the NBD - Implementation and Opportunity Sites - Alameda Transportation Grant project line in the Neighborhood Business Investment Program; and amending the FY 2008-2009 Agency appropriations resolution.

CEQA: Exempt, File No. PP07-276. **[MERGED]**

Documents Filed: Memorandum from Executive Director of Redevelopment Agency Harry S. Mavrogenes, dated March 26, 2009, recommending adoption of resolutions: (a) approving \$50,000 in matching grant funds for The Alameda/State Highway 82 study of future improvements for that corridor for the award of the Caltrans Community-Based Transportation Planning Grant; and (b) amending the FY 2008-2009 Revenue Resolution to add \$250,000 from the Caltrans Community-Based Transportation Planning Grant; amending the FY 2008-2009 Capital Budget to add \$250,000 to the NBD - Implementation and Opportunity Sites - Alameda Transportation Grant project line in the Neighborhood Business Investment Program; and amending the FY 2008-2009 Agency appropriations resolution.

Action: Agency Resolution No. 5899 and Resolution No. 5900 adopted. (10-0-1)
Absent: Chirco.

7 PRIVATE DEVELOPMENT

None

8 JOINT REDEVELOPMENT AGENCY/COUNCIL

Item 9.1 on the City Council's Agenda, related to the "A's Stadium" was heard and action taken during the Council evening session that began at 7:00 p.m. today.

The City Council convened at 3:25 p.m. to consider Items 8.1 – 8.3 in a Joint Session.

8.1 Approval of an amendment to the agreement with Sonoma State University for archaeological services for the Japantown Main Corporation Yard project.

Recommendations:

- (a) Adoption of a resolution by the City Council accepting the Archaeological Treatment Plan for the former Japantown Corporation Yard and Parking Lot.
- (b) Redevelopment Agency Board approval of an Amended and Restated Agreement with Sonoma State University, on behalf of the Anthropological Studies Center, increasing the amount by \$233,000 for a maximum total compensation of \$643,500, for continued archaeological services related to the former Japantown Corporation Yard and Parking Lot project, generally located at Sixth and Taylor Streets.

CEQA: Resolution No. 74384. [JAPANTOWN]

Documents Filed: Memorandum from Executive Director of Redevelopment Agency Harry S. Mavrogenes and City Manager Debra Figone, dated March 12, 2009, recommending: a) adoption of a resolution by the City Council accepting the Archaeological Treatment Plan for the former Japantown Corporation Yard and Parking Lot and, b) approval by the Redevelopment Agency Board of an Amended and Restated Agreement with Sonoma State University, on behalf of the Anthropological Studies Center, for continued archaeological services related to the former Japantown Corporation Yard and Parking Lot project.

Action: Council Resolution No. 74867 adopted. The Redevelopment Agency Board approved the Amended and Restated Agreement with Sonoma State University, on behalf of the Anthropological Studies Center. (10-0-1) Absent: Chirco.

8 JOINT REDEVELOPMENT AGENCY/COUNCIL

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

Recommendations:

- (a) Adoption of a resolution by the City Council making certain determinations required by Redevelopment Law, Health and Safety Code Section 33445, for Redevelopment Agency funding of construction of improvements for the proposed the Autumn Street Extension Project.
- (b) Approval by the Redevelopment Agency Board 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 to be adopted. [JULIAN-STOCKTON] (Deferred 3/24/09, Item 6.1)

Documents Filed: Memorandum from Executive Director of Redevelopment Agency Harry S. Mavrogenes, dated March 12, 2009, recommending: approval by the Redevelopment Agency Board of a Purchase and Sale Agreement with Patricia S. Huddleston for acquisition of 456 Autumn Court. Supplemental memorandum from Executive Director of Redevelopment Agency Harry S. Mavrogenes, dated April 2, 2009, recommending adoption of a resolution by the City Council making certain determinations required by Redevelopment Law, Health and Safety Code Section 33445, for Redevelopment Agency funding of construction of improvements for the proposed the Autumn Street Extension Project and adoption of a CEQA resolution for the Autumn Street Extension Project.

Action: Council Resolution No. 74868 adopted. The Redevelopment Agency Board approved a Purchase and Sale Agreement with Patricia S. Huddleston for acquisition of 456 Autumn Court. Council Resolution No. 74870 and Agency Resolution No. 5902 adopted making certain findings in accordance with the California Environmental Quality Act of 1970. (9-0-1-1) Abstain: Liccardo. Absent: Chirco.

8 JOINT REDEVELOPMENT AGENCY/COUNCIL

8.3 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]
(Continued from 3/24/09, Item 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

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8 JOINT REDEVELOPMENT AGENCY/COUNCIL

(Cont'd)

8.3 Documents Filed: (Cont'd)

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. Memorandum from Executive Director of Redevelopment Agency Harry S. Mavrogenes, dated March 19, 2009, providing corrected maps entitled: "Physical and Economic Blight in the Merged Project Area" (Exhibit B-1) and "Physical Blight in the Merged Project Area" (Exhibit B-2) to the Board and Council. Memorandum from Executive Director of Redevelopment Agency Harry S. Mavrogenes, dated April 2, 2009, providing a proposed revision clarifying the list of eligible public improvements in each Redevelopment Plan so that all Redevelopment Plans have consistent language relating to public improvements to specifically include sports and entertainment facilities.

Action: Agency Resolution No. 5902 adopted. Council Resolution No. 74869 adopted. Ordinance No. 28525 approved for publication. (10-0-1) Absent: Chirco.

The City Council portion of the meeting adjourned at 3:32 p.m.

- **Adjournment**

The Redevelopment Agency Board adjourned at 3:32 p.m.

ATTEST:



HARRY S. MAVROGENES, SECRETARY