



REDEVELOPMENT AGENCY BOARD

MINUTES

MAY 19, 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

3:04 p.m. - Regular Session, Council Chambers, City Hall

Absent: Campos, Herrera, Chirco. (Excused)

- Open Forum
- Closed Session Report

None.

- Orders of the Day

The Orders of the Day were approved. (6-0-5) Absent: Chu, Campos, Nguyen, Herrera, Chirco.

1 CEREMONIAL ITEMS

None

2 CONSENT CALENDAR

2.1 Approval of Board Meeting Minutes.

Recommendation: Approval of Redevelopment Agency Minutes for the Regular meeting of April 21, 2009.

Documents Filed: Regular minutes of April 21, 2009.

Action: The Redevelopment Agency minutes of April 21, 2009, were approved. (6-0-5) Absent: Chu, Campos, Nguyen, Herrera, Chirco.

2.2 Report of the Rules and Open Government Committee – April 22, 2009.

Chair Reed, Chairperson

“4.1 Review April 28, 2009, Final Agenda: Meeting cancelled.

4.2 Review May 5, 2009, Draft Agenda.

Documents Filed: Report of the Rules and Open Government Committee of April 22, 2009.

Action: The Rules and Open Government Committee report and actions of April 22, 2009, were approved. (6-0-5) Absent: Chu, Campos, Nguyen, Herrera, Chirco.

2 CONSENT CALENDAR

2.3 Report of the Rules and Open Government Committee – April 29, 2009.

Chair Reed, Chairperson

“4.1 Review May 5, 2009, Final Agenda.

4.2 Review May 12, 2009, Draft Agenda.

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

Action: The Rules and Open Government Committee report and actions of April 29, 2009, were approved. (6-0-5) Absent: Chu, Campos, Nguyen, Herrera, Chirco.

2.4 Approval of an easement agreement between the Redevelopment Agency and Lydia Tai.

Recommendations: Approval of an easement agreement between the Redevelopment Agency and Lydia Tai, owner of the parcel located at 1345 The Alameda. CEQA: Exempt, File No. PP09-092. [THE ALAMEDA NBD]

Documents Filed: Memorandum from Executive Director of Redevelopment Agency Harry S. Mavrogenes, dated May 7, 2009, recommending approval of an easement agreement between the Redevelopment Agency and Lydia Tai, owner of the parcel located at 1345 The Alameda.

Action: The Intercreditor and Subordination Agreement between the Agency and Green Valley Enterprises was approved. (6-0-5) Absent: Chu, Campos, Nguyen, Herrera, 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 Third Quarter, FY 2008-09. (Deferred 5/5/09, Item 3.1)

Documents Filed: Memorandum from Executive Director of Redevelopment Agency Harry S. Mavrogenes, dated April 23, 2009, recommending acceptance of the Third Quarter, FY 2008-09 Projects Status Report.

Action: The Report was accepted. (8-0-3) Absent: Campos, Herrera, Chirco.

4 NEIGHBORHOOD IMPROVEMENT STRATEGIES

None

5 HOUSING

None

6 PUBLIC FACILITIES AND SPACES

None

7 PRIVATE DEVELOPMENT

None

8 JOINT REDEVELOPMENT AGENCY/COUNCIL

Item 9.1 on the City Council's Agenda pertaining to "City-Agency Short Term Loan Agreement due to the Bond Market" was heard and action taken during the Council meeting that began at 1:30 p.m.

The City Council convened at 3:19 p.m. to consider Items 8.1 – 8.2 in a Joint Session.

8.1 Approval of actions related to the San Jose McEnery Convention Center Expansion.

Recommendations: Adoption of resolutions by the Redevelopment Agency Board and City Council:

- (a) City Council and Redevelopment Agency Board direction to proceed with developing plans to:
 - (1) Demolish the former Martin Luther King, Jr. Library building on West San Carlos Street to clear the path for the expansion of the San Jose Convention Center; and,
 - (2) Relocate the City staff currently housed in the former Martin Luther King, Jr. Library building to the City Hall and other City-owned facilities.

(Item continued on the next page)

8 JOINT REDEVELOPMENT AGENCY/COUNCIL

(Cont'd)

- 8.1 (b) Adoption of a resolution by the Redevelopment Agency Board authorizing the Executive Director to negotiate and execute a lease agreement with Forest City Commercial to relocate the Agency's offices to 50 West San Fernando Street.

CEQA: Resolution No. 72767 and addendum thereto, File No. PP08-002..

[MERGED]

Action: Deferred to June 2, 2009.

- 8.2 **Approval of the Diridon Station Area Good Neighbor Committee.**

Recommendations: Approval of the Diridon Station Area Good Neighbor Committee's purpose, structure, and membership and direction that recommendations from the Committee that require Council/Board action be made through the Community and Economic Development Committee. CEQA: Not a project. **[MERGED]** (Mayor)

Documents Filed: Memorandum from Mayor Chuck Reed, Councilmember Sam Liccardo and Councilmember Pierluigi Oliverio, dated May 8, 2009, recommending approval of the Diridon Station Area Good Neighbor Committee's purpose, structure, and membership. Memorandum from Chair Chuck Reed, Boardmember Sam Liccardo and Boardmember Pierluigi Oliverio, dated May 14, 2009, recommending the inclusion of one representative for each of four neighborhoods in the Diridon Station Area, including the Greater Gardner NAC, the Willow Glen Neighborhood Association, the St. Leo's neighborhood and the Parkside Home Owners Association.

Public Comments: Ross Signorino spoke on Item 8.2, suggesting the proposed stadium be domed.

Action: The Diridon Station Area Good Neighbor Committee's purpose, structure, and membership was approved, as amended by Mayor Reed: Adding one representative each as designated by the South Bay Labor Council and the Silicon Valley Chamber of Commerce. Chair Reed requested that an Information memo be provided to the Board providing an update on the Good Neighbor Committee's workplan schedule and an update on who was appointed by the various organizations. (10-0-1) Absent: Chirco.

The City Council portion of the meeting adjourned at 3:38 p.m.

- **Open Forum**

- (1) Ross Signorino spoke concerning the potential expenditure of tax dollars on a stadium ballot initiative.
- (2) Wilma Hashi spoke in support of funding for Pearl and Edenvale Branch Libraries.
- (3) Maria Brazelton spoke on the need for transition housing in San Jose.

- **Adjournment**

The Redevelopment Agency Board adjourned at 3:38 p.m.

ATTEST:



HARRY S. MAVROGENES, SECRETARY