



# REDEVELOPMENT AGENCY BOARD

## MINUTES

**JUNE 2, 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**  
4:10 p.m. - Regular Session, Council Chambers, City Hall  
Absent: Kalra, Nguyen, Chirco. (All Excused)
- **Open Forum**  
Open Forum followed Item 8.2 below and there were no speakers on  
Redevelopment topics.
- **Closed Session Report**  
None.
- **Orders of the Day**  
The Orders of the Day were approved. Item 8.1 was deferred and item 8.2  
heard first, during the City Council meeting. (8-0-3) Absent: Kalra, Nguyen,  
Chirco.

## **1 CEREMONIAL ITEMS**

---

None

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

---

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

**The City Council convened at 4:10 p.m. to consider Item 8.2 in a Joint Session.**

- 8.2** Approval of a Cooperation Agreement between the City and the Redevelopment Agency for the implementation and use HUD grant funds.

**Recommendations:**

- (a) Approval by the City Council and Redevelopment Agency Board of a Cooperation Agreement between the City and the Agency outlining responsibilities for the implementation and use of Neighborhood Stabilization Program grant funds secured from the U.S. Department of Housing and Urban Development (HUD).

*(Item continued on the next page)*

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

---

*(Cont'd)*

- 8.2 (b) Adoption of a resolution by the Redevelopment Agency Board amending the FY 2008-2009 Revenue Resolution to add \$5,311,624 transferred from the City; amending the FY 2008-2009 Capital Budget to add \$5,311,624 to the SNI Rental Housing Development new project line in the Strong Neighborhoods Initiative Redevelopment Area; and amending the FY 2008-2009 appropriations resolution.

CEQA: Not a project. [TULLY-SENTER SNI]

Documents Filed: Memorandum from Executive Director of Redevelopment Agency Harry S. Mavrogenes and City Manager Debra Figone, dated May 21, 2009, recommending: 1) Approval by the City Council and Redevelopment Agency Board of a Cooperation Agreement between the City and the Agency outlining responsibilities for the implementation and use of Neighborhood Stabilization Program grant funds; and, 2) Adoption of a resolution by the Redevelopment Agency Board amending the FY 2008-2009 Revenue Resolution; amending the FY 2008-2009 Capital Budget; and amending the FY 2008-2009 appropriations resolution.

Action: The City Council and Redevelopment Agency Board approved the Cooperation Agreement. Agency Resolution No. 5909 adopted. (8-0-3)  
Absent: Kalra, Nguyen, Chirco.

## **2 CONSENT CALENDAR**

---

### **2.1 Approval of Board Meeting Minutes.**

**Recommendation:** Approval of Redevelopment Agency Minutes for the Regular meeting of May 5, 2009.

Documents Filed: Regular minutes of May 5, 2009.

Action: The Redevelopment Agency minutes of May 5, 2009, were approved. (6-0-5) Absent: Kalra, Oliverio, Nguyen, Herrera, Chirco.

## **2 CONSENT CALENDAR**

---

### **2.2 Report of the Rules and Open Government Committee – May 6, 2009. Chair Reed, Chairperson**

**“4.1 Review May 12, 2009, Final Agenda.**

**4.2 Review May 19, 2009, Draft Agenda.**

Documents Filed: Report of the Rules and Open Government Committee of May 6, 2009.

Action: The Rules and Open Government Committee report and actions of May 6, 2009, were approved. (6-0-5) Absent: Kalra, Oliverio, Nguyen, Herrera, Chirco.

## **3 GENERAL**

---

None

## **4 NEIGHBORHOOD IMPROVEMENT STRATEGIES**

---

None

## **5 HOUSING**

---

None

## **6 PUBLIC FACILITIES AND SPACES**

---

### **6.1 Award of a contract with BCI Builders, Inc., for the Civic Auditorium Phase 1 Project.**

**Recommendation:** Adoption of a resolution approving the award of a construction contract with BCI Builders, Inc., in the amount of \$1,380,000, for the Civic Auditorium Phase 1 Project; and authorizing a project contingency in the amount of \$138,000 for a total contract funding authorization of \$1,518,000.

**CEQA: Exempt, File No. PP09-122. [PARK CENTER PLAZA]**

*(Item continued on the next page)*

## **6 PUBLIC FACILITIES AND SPACES**

---

*(Cont'd)*

- 6.1 Documents Filed:** Memorandum from Executive Director of Redevelopment Agency Harry S. Mavrogenes, dated May 19, 2009, recommending adoption of a resolution approving the award of a construction contract with BCI Builders, Inc., in the amount of \$1,380,000, for the Civic Auditorium Phase 1 Project; and authorizing a project contingency in the amount of \$138,000 for a total contract funding authorization of \$1,518,000

Action: Agency Resolution No. 5908 adopted. (8-0-3) Absent: Kalra, Nguyen, Chirco.

## **7 PRIVATE DEVELOPMENT**

---

None

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

---

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

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

**Recommendations:**

- (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;
  - (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.

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

---

- 8.1 (b) Adoption of a resolution by the City Council authorizing the City Manager to negotiate and execute short-term office space in the Downtown to relocate City staff being relocated from the former Martin Luther King, Jr., Library building.

CEQA: Resolution No. 72767 and addendum thereto, File No. PP08-002.  
[MERGED] (Deferred 5/19/09, Item 8.1)

Action: Deferred to June 16, 2009.

- **Adjournment**  
The Redevelopment Agency Board and City Council adjourned at 5:24 p.m.

ATTEST:

  
\_\_\_\_\_  
HARRY S. MAVROGENES, SECRETARY