



# REDEVELOPMENT AGENCY BOARD

## MINUTES

**SEPTEMBER 15, 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

1:43 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. (10-0-1)

## 1 CEREMONIAL ITEMS

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None

## 8 JOINT REDEVELOPMENT AGENCY/COUNCIL

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

The City Council convened at 1:43 p.m. to consider Item 8.1 in a Joint Session.

### 8.1 City Council and the Redevelopment Agency Board acceptance of the "Economic Impact Analysis: Proposed Major League Ballpark." report

**Recommendation:** Acceptance by the City Council and the Redevelopment Agency Board of the "Economic Impact Analysis: Proposed Major League Ballpark." report. CEQA: Not a project. [SNI]

Documents Filed: Memorandum from Executive Director of Redevelopment Agency Harry S. Mavrogenes and City Manager Debra Figone, dated September 3, 2009, recommending City Council and Redevelopment Agency Board acceptance of the "Economic Impact Analysis: Proposed Major League Ballpark." report.

*(Item continued on the next page)*

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

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*(Cont'd)*

- 8.1** Public Comments: Susan Hammer, Ross Signorino and Bob Brownstein spoke in support of item 8.1

Action: The "Economic Impact Analysis: Proposed Major League Ballpark." Report was accepted. (11-0)

The City Council portion of the meeting adjourned at 2:21 p.m.

## **2 CONSENT CALENDAR**

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- 2.1** **Report of the Public Safety, Finance and Strategic Support Committee – August 20, 2009.**

**Boardmember Nguyen, Chairperson**

3.1(a) Redevelopment Agency May 2009 Financial Reports.

- (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 August 20, 2009, with the Agency's Monthly Financial Reports for May 2009 attached.

Action: The Public Safety, Finance and Strategic Support Committee report and actions of August 20, 2009, were accepted. (11-0)

- 2.2** **Report of the Rules and Open Government Committee – August 12, 2009.**  
**Chair Reed, Chairperson**

**4.1** Review August 18, 2009, Final Agenda: Meeting Cancelled.

**4.2** Review August 25, 2009, Draft Agenda.

Documents Filed: Report of the Rules and Open Government Committee of August 12, 2009.

Action: The Rules and Open Government Committee report and actions of August 12, 2009, were approved. (11-0)

## **2 CONSENT CALENDAR**

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### **2.3 Report of the Rules and Open Government Committee – August 19, 2009. Chair Reed, Chairperson**

**“4.1** Review August 25, 2009, Final Agenda.

**4.2** Review September 1, 2009, Draft Agenda.

Documents Filed: Report of the Rules and Open Government Committee of August 19, 2009.

Action: The Rules and Open Government Committee report and actions of August 19, 2009, were approved. (11-0)

### **2.4 Report of the Rules and Open Government Committee – August 26, 2009. Chair Reed, Chairperson**

**“4.1** Review September 1, 2009, Final Agenda.

**4.2** Review September 8, 2009, Draft Agenda: Meeting Cancelled.

Documents Filed: Report of the Rules and Open Government Committee of August 26, 2009.

Action: The Rules and Open Government Committee report and actions of August 26, 2009, were approved. (11-0)

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

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

(a) Regular meeting of August 11, 2009.

Documents Filed: Regular Minutes of August 11, 2009.

Action: The Redevelopment Agency Minutes of August 11, 2009, were approved. (11-0)

### 3 GENERAL

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#### 3.1 Approval of a revised agreement with the San Jose Downtown Association for promotional and marketing consulting services.

##### **Recommendations:**

- (a) Approval of a revised agreement with the San Jose Downtown Association, in an amount not to exceed \$625,000, for marketing and promotional services necessary to market and promote Downtown for the period July 1, 2009, through June 30, 2010, and deletion of the provision requiring the loan of an Agency employee to the Association; and,
- (b) Adoption of a resolution approving an adjustment to the FY 2009-10 Adopted Operating Budget and FY 2009-10 Capital Budget reallocating \$100,000 from the Operating Budget – Direct Cost: Personal Services line to the Capital Budget San Jose Downtown Association project line in the Merged Area; and amending the FY 2009-10 Appropriations resolution.

CEQA: Resolution No. 72767, Use of Downtown Strategy 2000, FEIR, Exempt File No. PP08-105. **[MERGED]**

Documents Filed: Memorandum from Executive Director of Redevelopment Agency Harry S. Mavrogenes, dated September 3, 2009, recommending a) approval of a revised agreement with the San Jose Downtown Association for marketing and promotional services and deletion of the provision requiring the loan of an Agency employee to the Association and, b) adoption of a resolution approving an adjustment to the FY 2009-10 Adopted Operating Budget and FY 2009-10 Capital Budget and amending the FY 2009-10 Appropriations resolution.

Public Comments: Eric Sahn spoke in support of item 3.1. Yolanda Cruz, Bob Brownstein and Ben Field also spoke on item 3.1

Action: The revised agreement with the San Jose Downtown Association was approved. Agency Resolution No. 5929 adopted. (9-2) NOES: Campos, Chu.

### **3 GENERAL**

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#### **3.2 Approval of the calendar and guiding principles for the FY 2009-10 Proposed Operating and Capital Budget and FY 2009-13 CIP Process.**

**Recommendation:** Approval of the calendar for the Redevelopment Agency's FY 2009-10 Proposed Operating and Capital Budget and FY 2009-13 Capital Improvement Program (CIP) Process and ten guiding principles for budget deliberations. CEQA: Not a project. **[MERGED]**

Documents Filed: Memorandum from Executive Director of Redevelopment Agency Harry S. Mavrogenes, dated September 3, 2009, recommending approval of the calendar for the Redevelopment Agency's FY 2009-10 Proposed Operating and Capital Budget and FY 2009-13 CIP Process and ten guiding principles for budget deliberations.

Public Comments: Ben Field and Bob Brownstein spoke in opposition to item 3.2.

Action: The calendar for the FY 2009-10 Proposed Operating and Capital Budget and FY 2009-13 CIP Process and ten guiding principles for budget deliberations were amended to read "public and private investments" on Guiding Principle 1 and were approved. (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 a Master Lease with RSTP Investments, LLC, for business incubators in the downtown.**

#### **Recommendations:**

- (a) Approval of a Master Lease with RSTP Investments, LLC, for 26,075 square feet of office space located at 100 East Santa Clara Street to house the Environmental Business Cluster, U.S. Market Access Center, Software Development Forum, and the San Jose Entrepreneur Center.
- (b) Adoption of a resolution approving an adjustment to the FY 2009-10 Adopted Capital Budget to add \$766,000 to the new project line, Downtown Incubators Lease in the Merged Redevelopment Area, by reducing existing lease obligations for the four Incubator Programs by \$257,486 for a net decrease of \$508,514 to the capital reserve; and amending the FY 2009-10 Agency appropriations resolution.

CEQA: Exempt, File No. PP09-153. **[MERGED]** (Deferred 8/25/09, item 6.1)

Documents Filed: Memorandum from Executive Director of Redevelopment Agency Harry S. Mavrogenes, dated August 11, 2009, recommending a) approval of a Master Lease with RSTP Investments, LLC, for 26,075 square feet of office space located at 100 East Santa Clara Street to house the Environmental Business Cluster, U.S. Market Access Center, Software Development Forum, and the San Jose Entrepreneur Center and b) adoption of a resolution approving an adjustment to the FY 2009-10 Adopted Capital Budget and amending the FY 2009-10 Agency appropriations resolution. Supplemental memorandum from Executive Director of Redevelopment Agency Harry S. Mavrogenes, dated August 21, 2009, addressing alternate locations studied and the analysis used to select 100 East Santa Clara Street. Supplemental memorandum from Executive Director of Redevelopment Agency Harry S. Mavrogenes, dated September 11, 2009, addressing the analysis used to determine the selection of the building at 100 East Santa Clara Street and the total cost savings to the Agency resulting from the incubator relocations.

Public Comments: Patrick Cook, Mai Phan, James Duran, Olga Enciso Smith, Omar Mencin, Ken Snow and Melinda Richter spoke in support of item 6.1. Juan Kadah and Paul Ajlouny spoke in opposition to item 6.1.

Action: The Master Lease with RSTP Investments, LLC, was approved. Agency Resolution No. 5930 adopted. (11-0)

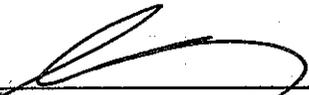
## **7 PRIVATE DEVELOPMENT**

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**None**

- **Adjournment**  
**The Redevelopment Agency Board adjourned at 3:52 p.m.**

**ATTEST:**

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**HARRY S. MAVROGENES, SECRETARY**