



REDEVELOPMENT AGENCY BOARD

MINUTES

MARCH 23, 2010

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

9:30 a.m. - Closed Session, Council Chambers Conference Room W133

Absent: None

3:12 p.m. - Regular Session, Council Chambers, City Hall

Absent: None.

- Open Forum
- Orders of the Day
The Orders of the Day were approved with Item 8.1 deferred to April 13, 2010. (11-0)
- Closed Session Report

1 CEREMONIAL ITEMS

None

2 CONSENT CALENDAR

2.1 Approval of Minutes.

- (a) Approval of Redevelopment Agency Minutes for the Regular meeting of February 23, 2010.

Documents Filed: Regular minutes of February 23, 2010.

Action: The Redevelopment Agency minutes of February 23, were approved. (11-0)

2.2 Approval of Council/Board Committee Reports.

Recommendations:

- (a) Report of the Public Safety, Finance and Strategic Support Committee – February 18, 2009. (Nguyen)
- (b) Report of the Rules and Open Government Committee – February 3, 2010. (Mayor)
- (c) Report of the Rules and Open Government Committee – February 10, 2010. (Mayor)

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2 CONSENT CALENDAR

(Cont'd)

- 2.2 (d) Report of the Rules and Open Government Committee – February 17, 2010. (Mayor)
- (e) Report of the Rules and Open Government Committee – February 24, 2010. (Mayor)
- (f) Report of the Rules and Open Government Committee – March 3, 2010. (Mayor)

Documents Filed: Reports of the Public Safety, Finance and Strategic Support Committee of February 18, 2010, and the Rules and Open Government Committee meetings of February 3, 10, 17, 24, and March 3, 2010.

Action: The reports of the Public Safety, Finance and Strategic Support Committee and the Rules and Open Government Committee were approved. (11-0)

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 2009-10. CEQA: Not a project. [MERGED]

Documents Filed: Memorandum from Executive Director of Redevelopment Agency Harry S. Mavrogenes, dated March 11, 2010, recommending acceptance of the Second Quarter, FY 2009-10 Projects Status Report.

Action: The Report was accepted. (11-0)

4 NEIGHBORHOOD IMPROVEMENT STRATEGIES

None

5 HOUSING

None

6 PUBLIC FACILITIES AND SPACES

None

7 PRIVATE DEVELOPMENT

7.1 Approval of an amendment to the CBL agreement for the Quilt Museum located at 520 South First Street.

Recommendation: Adoption of a resolution authorizing the Executive Director to negotiate and execute the first amendment to the Commercial Building Loan (CBL) agreement with 520 South First St, LLC (property owner) and all other necessary ancillary documents to allow subordination of the Agency's interest to new, larger, private financing replacing the existing financing secured by the property located at 520 South First Street, the San Jose Museum of Quilts and Textiles. CEQA: Not a project. **[MONTEREY CORRIDOR]**

Documents Filed: Memorandum from Executive Director of Redevelopment Agency Harry S. Mavrogenes, dated March 11, 2010, recommending adoption of a resolution authorizing the Executive Director to negotiate and execute the first amendment to the Commercial Building Loan agreement with 520 South First St, LLC and all other necessary ancillary documents to allow subordination of the Agency's interest to private financing replacing the existing financing secured by the property located at 520 South First Street.

Action: Agency Resolution No. 5954 adopted. (11-0)

8 JOINT REDEVELOPMENT AGENCY/COUNCIL

Items 9.1, "Monument Policy," 9.2 "Sale of 2112 Monterey Road to Charities Housing Development," 9.3 "Sale of Housing Set-Aside Tax Allocation Bonds," and 9.4 "FY 2010-2011 Mayor's March Budget Message" on the City Council's Agenda, were heard and action taken during the Council meeting today.

The City Council convened at 3:23 p.m. to consider Items 8.1 – 8.3 in a Joint Session.

8.1 Approval of a Cooperation Agreement authorizing conveyance of property at 406 N. Autumn Street.

Recommendation: City Council and Redevelopment Agency Board approval of a Cooperation Agreement authorizing the conveyance of the property located at 406 N. Autumn Street from the City to the Agency. CEQA: Autumn Extension/Coleman Widening EIR, Resolution No. 74870.

[JULIAN/STOCKTON]

Documents Filed: None.

Action: Deferred to 4/13/10. (11-0)

8.2 Approval of a Purchase and Sale Agreement for 445 Old West Julian Street to allow for development of the Autumn Street Extension Project.

Recommendations:

- (a) Redevelopment Agency Board approval of a Purchase and Sale Agreement with Huntly L. Gordon and Donna L. Gordon, of the Huntly L. Gordon and Donna L. Gordon Revocable trust, dated October 8, 2008, and Carole J. Gober in the amount of \$1,011,000 plus related closing costs, for the acquisition of 445 Old West Julian Street to allow for development of the Autumn Street Extension Project.

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8 JOINT REDEVELOPMENT AGENCY/COUNCIL

(Cont'd)

- 8.2 (b) Adoption of a resolution authorizing the City Manager to accept those properties acquired by the Redevelopment Agency for the Autumn Street Extension Project and to execute any and all documents related to such transfers.

CEQA: Autumn Extension/Coleman Widening EIR, Resolution No. 74870.
[JULIAN/STOCKTON]

Documents Filed: Memorandum from Executive Director of Redevelopment Agency Harry S. Mavrogenes and City Manager Debra Figone, dated March 11, 2010, recommending (a) approval of a Purchase and Sale Agreement with Huntly L. Gordon and Donna L. Gordon, of the Huntly L. Gordon and Donna L. Gordon Revocable trust, dated October 8, 2008, and Carole J. Gober for the acquisition of 445 Old West Julian Street, and (b) adoption of a resolution authorizing the City Manager to accept those properties acquired by the Redevelopment Agency for the Autumn Street Extension Project and to execute any and all documents related to such transfers. Memorandum from Executive Director of Redevelopment Agency Harry S. Mavrogenes and City Manager Debra Figone, dated March 17, 2010, recommending a change to item (b) to read: Adoption of a resolution by the City Council authorizing the City Manager to accept those properties acquired by the Redevelopment Agency for the Autumn Street Extension Project and to execute any and all documents related to such transfers.

Action: The Purchase and Sale Agreement for the acquisition of 445 Old West Julian Street was approved. Council Resolution No. 75318 was adopted. (10-1)
NOES: Campos

8.3 Acceptance of the Winchester Enhancement Strategy Report.

Recommendation: Acceptance of the Winchester Enhancement Strategy Report, which provides ideas for future development and improvements for Winchester Boulevard. CEQA: Not a project. [SNI: WINCHESTER] (Deferred 2/23/10, Item 4.1)

Documents Filed: Memorandum from Executive Director of Redevelopment Agency Harry S. Mavrogenes and City Manager Debra Figone, dated March 11, 2010, recommending acceptance of the Winchester Enhancement Strategy Report by the Redevelopment Agency Board and City Council.

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8 JOINT REDEVELOPMENT AGENCY/COUNCIL

(Cont'd)

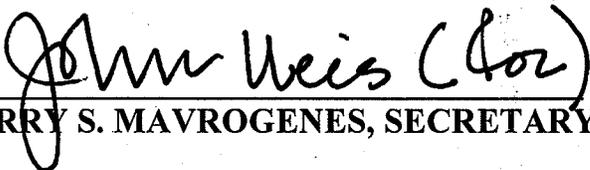
- 8.3** Public Comments: Charles Louve, Steve Landow, Shozo Kagasima and Ken Kelly spoke in support of item 8.3.

Action: The Winchester Enhancement Strategy Report was accepted by the Redevelopment Agency Board and City Council. (11-0)

The City Council portion of the meeting adjourned at 3:41 p.m.

- **Adjournment**
The Redevelopment Agency Board adjourned at 3:41 p.m.

ATTEST:


HARRY S. MAVROGENES, SECRETARY