

REDEVELOPMENT AGENCY MINUTES

APRIL 20, 2010

PETE CONSTANT
ASH KALRA
SAM 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

3:26 p.m. - Regular Session, Council Chambers, City Hall

Absent: None.

- Open Forum
- Closed Session Report
- Orders of the Day

The Orders of the Day were approved. (11-0)

1 CEREMONIAL ITEMS

None

2 CONSENT CALENDAR

2.1 Approval of Minutes.

None

2.2 Approval of Council/Board Committee Reports.

None

3 GENERAL

None

4 NEIGHBORHOOD IMPROVEMENT STRATEGIES

None

5 HOUSING

None

6 PUBLIC FACILITIES AND SPACES

None

7 PRIVATE DEVELOPMENT

None

8 JOINT REDEVELOPMENT AGENCY/COUNCIL

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

The City Council convened at 3:28 p.m. to consider Items 8.1 – 8.2 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] (Deferred 4/13/10, Item 8.1)

Documents Filed: Memorandum from Executive Director of Redevelopment Agency Harry S. Mavrogenes and City Manager Debra Figone, dated April 6, 2010, recommending approval by the City Council and Agency Board of a Cooperation Agreement authorizing the conveyance of the property located at 406 N. Autumn Street from the City to the Agency.

Action: The Cooperation Agreement was approved. (11-0)

8 JOINT REDEVELOPMENT AGENCY/COUNCIL

8.2 Approval of a Purchase and Sale and Development Agreement with Sobrato Interests III for the sale of sites located at 285 South Market Street and 8 East San Fernando Street.

Recommendations: It is recommended that:

- (a) The City Council adopt a resolution approving the sale of certain sites located at 285 South Market Street and 8 East San Fernando Street to Sobrato Interests III, accepting the 33433 Summary Report, and finding that the sale of the properties will assist in the elimination of blight, is consistent with the Implementation Plan for the San Antonio Plaza Project Area, and that the consideration for the property is not less than the fair market value at its highest and best use in accordance with the Redevelopment Plan.
- (b) The Redevelopment Agency Board approve a Purchase and Sale and Development Agreement with Sobrato Interests III for the sale of Agency-owned properties located at 285 South Market Street and 8 East San Fernando Street for a purchase price in the amount of \$20,000,000, minus related costs.

CEQA: Downtown Strategy 2000 EIR, Resolution No. 72767; PP05-272. [SAN ANTONIO PLAZA] (Deferred 4/13/10, Item 8.2)

Documents Filed: Memorandum from Executive Director of Redevelopment Agency Harry S. Mavrogenes, dated April 9, 2010, recommending (a) adoption of a resolution by the City Council approving the sale of certain sites located at 285 South Market Street and 8 East San Fernando Street to Sobrato Interests III, accepting the 33433 Summary Report, and finding that the sale of the properties will assist in the elimination of blight, is consistent with the Implementation Plan for the San Antonio Plaza Project Area, and that the consideration for the property is not less than the fair market value at its highest and best use in accordance with the Redevelopment Plan, and (b) Agency Board approval of a Purchase and Sale and Development Agreement with Sobrato Interests III for the sale of Agency-owned properties located at 285 South Market Street and 8 East San Fernando Street for a purchase price in the amount of \$20,000,000, minus related costs.

Public Comments: Ross Signorino and Scott Knies spoke in support of item 8.2. Josue Garcia (Building Trades Council) and Ben Field (South Bay Labor Council) spoke in support of a one week deferral of this item.

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8 JOINT REDEVELOPMENT AGENCY/COUNCIL

(Cont'd)

- 8.2 Action: Board member Liccardo moved the staff report, which was seconded by Board member Constant. Discussion followed from all Board members and information was requested: How many Board members received information on this item in their one-on-one meetings with the Executive Director; when was the item made public; what is the current annual parking revenue; has this type of action been done in the past without seeking prior Board input.

Board member Campos moved, and Board member Kalra seconded a substitute motion to defer the item to May 4, 2010. The substitute motion failed. (5-6. NOES: Reed, Constant, Liccardo, Oliverio, Chirco, Pyle.) Board member Liccardo asked that his motion be heard after an Agency recess to allow staff to respond to questions raised by Board members and that there be an addendum to the agreement with Sobrato to amend the close of escrow date and seller's representations.

RECESS/RECONVENE

The Redevelopment Agency Board recessed at 4:10 p.m. and reconvened at 5:53 p.m. in the Council Chambers, City Hall.

Present: Reed, Constant, Kalra, Liccardo, Chu, Oliverio, Nguyen, Herrera, Chirco, Pyle.

Absent: Campos.

Following the Recess, Executive Director Harry S. Mavrogenes responded to all questions raised by the Board members.

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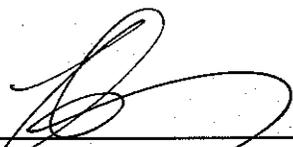
8 JOINT REDEVELOPMENT AGENCY/COUNCIL

(Cont'd)

8.2 Council Resolution No. 75342 was adopted. Redevelopment Agency Board Resolution No. 5958, approving the Purchase and Sale and Development Agreement with Sobrato Interests III, subject to execution of an addendum to the agreement to amend the close of escrow date and seller's representations, and authorizing the Executive Director to execute the addendum to the agreement in a form acceptable to the General Counsel was adopted. (10-0-1) Absent: Campos

- **Adjournment**
The Redevelopment Agency Board adjourned at 6:01 p.m.

ATTEST:



HARRY S. MAVROGENES, SECRETARY