



REDEVELOPMENT AGENCY BOARD

MINUTES

MAY 25, 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

5:07 p.m. - Regular Session, Council Chambers, City Hall

Absent: None.

- Open Forum
- Orders of the Day
The Orders of the Day were approved. (9-0-2) Absent: Liccardo, Pyle.
(Excused)
- 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 April 13, 2010.
- (b) Approval of Redevelopment Agency Minutes for the Regular meeting of April 20, 2010.
- (c) Approval of Redevelopment Agency Minutes for the Regular meeting of April 27, 2010.

Documents Filed: Regular minutes of April 13, April 20, and April 27, 2010.

Action: The Redevelopment Agency minutes of April 13, April 20, and April 27, 2010, were approved. (9-0-2) Absent: Liccardo, Pyle.

2.2 Approval of Council/Board Committee Reports.

- (a) Report of the Public Safety, Finance and Strategic Support Committee – April 15, 2009. (Nguyen)
- (b) Report of the Rules and Open Government Committee – April 14, 2010. (Mayor)
- (c) Report of the Rules and Open Government Committee – April 21, 2010. (Mayor)

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2 CONSENT CALENDAR

(Cont'd)

- 2.2 (d) Report of the Rules and Open Government Committee – April 28, 2010.
(Mayor)
- (e) Report of the Rules and Open Government Committee – May 5, 2010.
(Mayor)

Documents Filed: Report of the Public Safety, Finance and Strategic Support Committee meeting of April 15, 20 and the reports of the Rules and Open Government Committee meetings of April 14, April 21, April 28 and May 5, 2010.

Action: The reports of the Public Safety, Finance and Strategic Support Committee and of the Rules and Open Government Committee were approved.
(9-0-2) Absent: Liccardo, Pyle.

3 GENERAL

None

4 NEIGHBORHOOD IMPROVEMENT STRATEGIES

None

5 HOUSING

None

6 PUBLIC FACILITIES AND SPACES

- 6.1 **Approval of a Purchase and Sale Agreement for parcels needed for the planned Autumn Street Extension Project.**

Recommendation: Approval of a Purchase and Sale Agreement with Bruno J. Zulpo, in the amount of \$400,000 plus related closing costs, for the acquisition of 435 Old West Julian Street (APN 259-25-002) to allow for development of the Autumn Street Extension Project. CEQA: Autumn Extension/Coleman Widening EIR, Resolution No. 74870. [JULIAN/STOCKTON]

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6 PUBLIC FACILITIES AND SPACES

(Cont'd)

- 6.1 Documents Filed: Memorandum from Executive Director of Redevelopment Agency Harry S. Mavrogenes, dated May 13, 2010, recommending approval of a Purchase and Sale Agreement with Bruno J. Zulpo for the acquisition of 435 Old West Julian Street to allow for development of the Autumn Street Extension Project.

Action: The Purchase and Sale Agreement with Bruno J. Zulpo for the acquisition of 435 Old West Julian Street was approved. (10-1) NOES: Campos.

7 PRIVATE DEVELOPMENT

- 7.1 **Approval of an amendment to the 101 San Fernando Residential Apartment Project Ground Lease to allow the sale of the property.**

Recommendation: Adoption of a resolution:

- (a) Authorizing the Executive Director to execute a First Amendment to the Ground Lease encumbering the 101 San Fernando Residential Apartment Project to allow the early exercise of an option by Essex San Fernando, L.P., (Essex) a California limited partnership, to purchase the real property underlying such Ground Lease from the Redevelopment Agency for a purchase price of \$4,500,000,
- (b) Authorizing the Executive Director to execute the Grant Deed transferring such real property to Essex and to negotiate and execute such additional documents as may be necessary to close escrow, and,
- (c) Approving the assignment of the Multifamily Housing Revenue Refunding Bonds to Essex and authorizing the Executive Director to execute such additional documents as necessary to accomplish the transfer.

CEQA: Not a project. [CENTURY CENTER]

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7 PRIVATE DEVELOPMENT

(Cont'd)

- 7.1 Documents Filed: Memorandum from Executive Director of Redevelopment Agency Harry S. Mavrogenes, dated May 13, 2010, recommending adoption of a resolution (a) authorizing the Executive Director to execute a First Amendment to the Ground Lease encumbering the 101 San Fernando Residential Apartment Project to allow the early exercise of an option by Essex San Fernando, L.P., (Essex) a California limited partnership, to purchase the real property underlying such Ground Lease from the Redevelopment Agency for a purchase price of \$4,500,000, and (b) authorizing the Executive Director to execute the Grant Deed transferring such real property to Essex and to negotiate and execute such additional documents as may be necessary to close escrow. Memorandum from Executive Director of Redevelopment Agency Harry S. Mavrogenes, dated May 18, 2010, with an additional recommendation to adopt a resolution approving the assignment of the Multifamily Housing Revenue Refunding Bonds to Essex and authorizing the Executive Director to execute such additional documents as necessary to accomplish the transfer.

Action: Agency Resolution No. 5961 was adopted. (11-0)

8 JOINT REDEVELOPMENT AGENCY/COUNCIL

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

The City Council convened at 5:09 p.m. to consider Item 8.1 in a Joint Session.

- 8.1 **Agency Board and City Council action related to implementation of a West San Carlos/Stevens Creek CBID.**

Recommendation: City Council and Agency Board authorization for the City Manager to forward a letter to the County Board of Supervisors explaining that the City is proposing implementation of a West San Carlos/Stevens Creek Community Benefit Improvement District (CBID), and to forward a Draft Resolution that, if adopted by the Board, would authorize the City to conduct District formation proceedings in the County, to include unincorporated County parcels. CEQA: Exempt, PP10-064. [WEST SAN CARLOS NBD]

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8 JOINT REDEVELOPMENT AGENCY/COUNCIL

(Cont'd)

- 8.1 Documents Filed: Memorandum from Executive Director of Redevelopment Agency Harry S. Mavrogenes and City Manager Debra Figone, dated May 13, 2010, recommending that the City Council and Agency Board authorize the City Manager to forward a letter to the County Board of Supervisors explaining that the City is proposing implementation of a West San Carlos/Stevens Creek CBID, and to forward a Draft Resolution that, if adopted by the Board of Supervisors, would authorize the City to conduct District formation proceedings in the County, to include unincorporated County parcels.

Action: The City Council and Agency Board authorized the City Manager to forward a letter to the County Board of Supervisors proposing implementation of a West San Carlos/Stevens Creek CBID, including a Draft Resolution that, if adopted by the Board of Supervisors, would authorize the City to conduct District formation proceedings in the County, to include unincorporated County parcels.

(11-0)

- **Adjournment**
The Redevelopment Agency Board adjourned at 5:17 p.m.

ATTEST:



HARRY S. MAVROGENES, SECRETARY