



REDEVELOPMENT AGENCY BOARD

MINUTES

JUNE 8, 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

3:10 p.m. - Regular Session, Council Chambers, City Hall

Absent: None.

- Open Forum
- Orders of the Day
The Orders of the Day were approved. (10-0-1) Absent: Chu.
- Closed Session Report

1 CEREMONIAL ITEMS

None

2 CONSENT CALENDAR

2.1 Approval of Minutes.

2.2 Approval of Council/Board Committee Reports.

- (a) Report of the Public Safety, Finance and Strategic Support Committee – May 20, 2010. (Nguyen)
- (b) Report of the Rules and Open Government Committee – May 12, 2010. (Mayor)
- (c) Report of the Rules and Open Government Committee – May 19, 2010. (Mayor)

Documents Filed: Report of the Public Safety, Finance and Strategic Support Committee meeting of May 20, 2010 and the reports of the Rules and Open Government Committee meetings of May 12 and May 19, 2010.

Action: The reports of the Public Safety, Finance and Strategic Support Committee and of the Rules and Open Government Committee were approved. (10-0-1) Absent: Chu.

3 GENERAL

None

4 NEIGHBORHOOD IMPROVEMENT STRATEGIES

None

5 HOUSING

None

6 PUBLIC FACILITIES AND SPACES

6.1 Approval of the award a construction contract for sidewalk and drainage improvements on Aborn Road.

Recommendation: Adoption of resolutions:

- (a) Approving the award of a construction contract to Joseph J. Albanese, Inc., the low bidder in the amount of \$112,663, for the construction of sidewalk and drainage improvements on Aborn Road between Towers Lane and King Road, and authorizing a construction contingency in the amount of \$11,266.
- (b) Approving an adjustment to the FY 2009-10 Adopted Capital Budget by reallocating \$7,500 from the "Meadowfair Park" sub-line item and \$96,500 from the "Parks and Recreation Space" sub-line item to the "Aborn Road Pedestrian Improvements" sub-line item in the West Evergreen SNI Area to provide adequate funding for the proposed construction.

CEQA: Exempt, File No. PP10-093. [SNI]

Documents Filed: Memorandum from Executive Director of Redevelopment Agency Harry S. Mavrogenes, dated May 27, 2010, recommending adoption of resolutions (a) approving award of a construction contract to Joseph J. Albanese, Inc., in the amount of \$112,663, for the construction of sidewalk and drainage improvements on Aborn Road and authorizing a construction contingency in the amount of \$11,266, and (b) approving an adjustment to the FY 2009-10 Adopted Capital Budget by reallocating \$7,500 from the "Meadowfair Park" sub-line item and \$96,500 from the "Parks and Recreation Space" sub-line item to the "Aborn Road Pedestrian Improvements" sub-line item in the West Evergreen SNI Area.

Action: Agency Resolutions No. 5962 and No. 5963 were adopted. (10-0-1)
Absent: Chu.

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 3:11 p.m. to consider Items 8.1 – 8.2 in a Joint Session.

8.1 Approval of an amendment to the DDA with Boston Properties Limited Partnership for the Plaza at Almaden project.

Recommendation:

- (a) Adoption of a resolution by the City Council accepting the summary of costs and findings of the Amended Summary 33433 Report.
- (b) Redevelopment Agency Board approval of the Amended and Restated Disposition and Development Agreement (DDA) with Boston Properties Limited Partnership for the construction of a three-building office complex at Almaden Boulevard and Woz Way, revising the Schedule of Performance to, among other things, extend the date for commencement of the Project and accelerate the date for close of escrow of the Agency-owned property to Developer for a revised purchase price of \$700,000.

CEQA: Resolution No. 64273, adopted for Downtown Strategy Plan, File No. RH00-005 & RHA00-005-01. [GUADALUPE-AUZERAIS]

Documents Filed: Memorandum from Executive Director of Redevelopment Agency Harry S. Mavrogenes, dated May 27, 2010, recommending adoption of a resolution by the City Council accepting the summary of costs and findings of the Amended Summary 33433 Report; and (b) Redevelopment Agency Board approval of the Amended and Restated DDA with Boston Properties Limited Partnership, revising the Schedule of Performance to, among other things, extend the date for commencement of the Project and accelerate the date for close of escrow of the Agency-owned property to Developer for a revised purchase price of \$700,000.

(Item continued on the next page)

8 JOINT REDEVELOPMENT AGENCY/COUNCIL

(Cont'd)

8.1 Action: Council Resolution No. 75400 was adopted. The Agency Board approved the Amended and Restated DDA with Boston Properties Limited Partnership. (11-0)

8.2 **Approval of an amendment to the Inclusionary Housing Policy.**

Recommendation: Adoption of resolutions by the Redevelopment Agency Board and City Council approving an amendment to the City/Agency Inclusionary Housing Policy in Redevelopment Project Areas, temporarily suspending inclusionary housing requirements related to newly constructed rental units until the earlier of January 1, 2013, or the effective date of the City's Inclusionary Housing Ordinance, to ensure compliance with case law. CEQA: PP08-258, addendum to the General Plan Update EIR, Resolution No. 65459 [MERGED] [Rules and Open Government Committee referral, 5/26/10 – Item H(1)]

Documents Filed: None.

Action: Deferred to June 15, 2010.

- **Adjournment**
The Redevelopment Agency Board adjourned at 3:15 p.m.

ATTEST:



HARRY S. MAVROGENES, SECRETARY