



REDEVELOPMENT AGENCY BOARD

MINUTES

JUNE 15, 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

8:00 a.m. - Closed Session, Council Chambers Conference Room W133

Absent: None

11:04 a.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. (10-0-1) Absent: Constant

1 CEREMONIAL ITEMS

None

2 CONSENT CALENDAR

2.1 Approval of Minutes.

- (a) Approval of Redevelopment Agency Minutes for the Regular meeting of May 25, 2010.

Documents Filed: Regular minutes of May 25, 2010.

Action: The Redevelopment Agency minutes of May 25, 2010, were approved.
(10-0-1) Absent: Constant

2.2 Approval of Council/Board Committee Reports.

- (a) Report of the Rules and Open Government Committee – May 26, 2010.
(Mayor)

Documents Filed: Report of the Rules and Open Government Committee meeting of May 26, 2010.

Action: The report of the Rules and Open Government Committee was approved.
(10-0-1) Absent: Constant

2 CONSENT CALENDAR

2.3 Approval of contract amendments for services related to the Facade Improvement Program.

Recommendation:

- (a) Approval of the second amendment to the Amended and Restated Agreement with Studio S Squared Architecture, for architectural and construction administration services for the Facade Improvement Program, extending the term through June 30, 2012, with no additional funding.
 - (b) Approval of the second amendment to the Amended and Restated Agreement with Edwin Bruce Associates Architects for architectural and construction administration services for the Facade Improvement Program, extending the term through June 30, 2012, with no additional funding.
- CEQA: Not a project.

Documents Filed: Memorandum from Executive Director of Redevelopment Agency Harry S. Mavrogenes, dated June 3, 2010, recommending approval of the second amendment to the Amended and Restated Agreement with Studio S Squared Architecture, and approval of the second amendment to the Amended and Restated Agreement with Edwin Bruce Associates Architects.

Action: The amendments to the Studio S Squared Architecture and Edwin Bruce Associates Architects agreements were approved. (10-0-1) Absent: Constant

3 GENERAL

3.1 Approval of Agency budget actions.

Recommendation: Adoption of resolutions:

- (a) Approving amendments to the FY 2009-10 Revenue and Appropriations Resolutions;
- (b) Adopting the FY 2010-11 Revenue and Appropriations Resolutions for the second year of the Adopted FY 2010-2015 Capital Improvement Program (CIP), including revisions to the Adopted FY 2010-11 CIP;

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3 GENERAL

(Cont'd)

- 3.1 (c) Authorizing the Executive Director to rebudget remaining FY 2009-10 Operating and Capital Budget appropriation balances to FY 2010-11 for ongoing projects/programs previously approved by the Agency Board;
- (d) Making certain determinations regarding the expenditure of Agency funds to eradicate graffiti; and,
- (e) Limiting the Executive Director's spending authority on new, unbudgeted capital items to no more than \$50,000 per project until September 30, 2010, and directing the Executive Director to review Agency staff compensation for non-Unit 99 employees as part of the Operating Budget revisions to be considered by the Board in September 2010.

CEQA: Not a project. [MERGED]

Documents Filed: Memorandum from Executive Director of Redevelopment Agency Harry S. Mavrogenes, dated June 3, 2010, recommending: (a) approval of amendments to the FY 2009-10 Revenue and Appropriations Resolutions; (b) adoption of the FY 2010-11 Revenue and Appropriations Resolutions for the second year of the Adopted FY 2010-2015 CIP, including revisions to the Adopted FY 2010-11 CIP; (c) Authorizing the Executive Director to rebudget remaining FY 2009-10 Operating and Capital Budget appropriation balances to FY 2010-11 for ongoing projects/programs previously approved by the Agency Board, and, (d) making certain determinations regarding the expenditure of Agency funds to eradicate graffiti. Memorandum from Executive Director of Redevelopment Agency Harry S. Mavrogenes, dated June 11, 2010, recommending limiting the Executive Director's spending authority on new, unbudgeted capital items to no more than \$50,000 per project until September 30, 2010, and directing the Executive Director to review Agency staff compensation for non-Unit 99 employees as part of the Operating Budget revisions to be considered by the Board in September 2010.

Action: Agency Resolution Numbers 5964, 5965, 5966, 5967, 5968 and 5969 were adopted. (11-0)

3 GENERAL

3.2 Approval of an agreement with the San Jose Downtown Association for promotional and marketing consulting services.

Recommendation: Approval of an agreement with the San Jose Downtown Association, in an amount not to exceed \$495,000, for promotional and marketing services and public space programming for the period July 1, 2010, through June 30, 2011. CEQA: Exempt, File No. PP08-105. [MERGED]

Documents Filed: Memorandum from Executive Director of Redevelopment Agency Harry S. Mavrogenes, dated June 3, 2010, recommending approval of an agreement with the San Jose Downtown Association for the period July 1, 2010, through June 30, 2011.

Action: The agreement with the San Jose Downtown Association was approved. (10-1) NOES: Campos

4 NEIGHBORHOOD IMPROVEMENT STRATEGIES

5 HOUSING

6 PUBLIC FACILITIES AND SPACES

7 PRIVATE DEVELOPMENT

7.1 Approval of a Capital Equipment Assistance Agreement with SolFocus Corporation for acquisition of capital equipment.

Recommendation:

- (a) Approval of a Capital Equipment Assistance Agreement with SolFocus Corporation, in an amount not to exceed \$600,000, for acquisition of capital equipment to be installed at SolFocus's new headquarters in the Rincon de Los Esteros Redevelopment Project Area; and,

(Item continued on the next page)

7 PRIVATE DEVELOPMENT

(Cont'd)

- 7.1 (b) Adoption of a resolution making necessary findings required by law for such agreement.

CEQA: Not a Project, File No. PP10-066(a). [RINCON DE LOS ESTEROS]

Documents Filed: Memorandum from Executive Director of Redevelopment Agency Harry S. Mavrogenes, dated June 3, 2010, recommending: (a) approval of a Capital Equipment Assistance Agreement with SolFocus Corporation, and (b) adoption of a resolution making necessary findings required by law for such agreement.

Public Comments: Mark Crowley, CEO, SolFocus spoke in support of item 7.1.

Action: The Capital Equipment Assistance Agreement with SolFocus Corporation was approved. Agency Resolution No. 5970 was adopted. (11-0)

8 JOINT REDEVELOPMENT AGENCY/COUNCIL

Item 9.1 on the City Council's Agenda, "San Jose Arena Management Agreement," was heard and action taken concurrently with these Agency items. Items 9.2 "Council Appointee Compensation," and 9.3 "Mayor's 2010 June Budget Message," on the City Council's Agenda, were heard and action taken during the Council meeting today.

The City Council convened at 11:19 a.m. to consider Items 8.1 – 8.2 in a Joint Session.

- 8.1 Acceptance of the report "The Alameda, A Plan For The Beautiful Way."**

Recommendation: Acceptance by the Redevelopment Agency Board and City Council of the Final Report "The Alameda, A Plan For The Beautiful Way" articulating the community's vision for the future of The Alameda/Highway 82 from Stockton Avenue to Interstate 880. CEQA: Exempt, File No PP07-276. [THE ALAMEDA]

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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 June 3, 2010, recommending acceptance by the Redevelopment Agency Board and City Council of the Final Report "The Alameda, A Plan For The Beautiful Way" articulating the community's vision for the future of The Alameda/Highway 82 from Stockton Avenue to Interstate 880.

Public Comments: Betty Slater, Larry Clark and Ross Signorino spoke in support of item 8.1.

Action: The Final Report "The Alameda, A Plan For The Beautiful Way" was accepted by the Redevelopment Agency Board and City Council. (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, and making other minor changes. 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)] (Deferred June 8, 2010, Item 8.2)

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8 JOINT REDEVELOPMENT AGENCY/COUNCIL

(Cont'd)

8.2 Documents Filed: None.

Action: Deferred to June 22, 2010.

The City Council portion of the meeting adjourned at 11:44 a.m.

- **Adjournment**
The Redevelopment Agency Board adjourned at 11:44 a.m.

ATTEST:



HARRY S. MAVROGENES, SECRETARY