



REDEVELOPMENT AGENCY BOARD

MINUTES

OCTOBER 19, 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.

5:28 p.m. - Regular Session, Council Chambers, City Hall

Absent: Constant. (Excused)

- 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 September 28, 2010.

Documents Filed: Regular minutes of September 28, 2010.

Action: The Redevelopment Agency minutes of September 28, 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 – September 22, 2010. (Mayor)
- (b) Report of the Rules and Open Government Committee – September 29, 2010. (Mayor)

Documents Filed: Reports of the Rules and Open Government Committee meetings of September 22 and 29, 2010.

Action: The reports of the Rules and Open Government Committee meetings of September 22 and 29, 2010 were approved. (10-0-1) Absent: Constant.

2 CONSENT CALENDAR

2.3 Approval of an Estoppel Certificate and Subordination Agreement with Black Sea Gallery Development.

Recommendation: Approval of an Estoppel Certificate and Subordination Agreement between the Agency and Black Sea Gallery Development, LLC, allowing subordination of a Loan Agreement on the Ross Dress-for-Less Building located at 27 South First Street. CEQA: Not a project. [MERGED]

Documents Filed: Memorandum from Executive Director of Redevelopment Agency Harry S. Mavrogenes, dated October 7, 2010, recommending approval of an Estoppel Certificate and Subordination Agreement between the Agency and Black Sea Gallery Development, LLC.

Action: The Estoppel Certificate and Subordination Agreement between the Agency and Black Sea Gallery Development, LLC was approved. (10-0-1)
Absent: Constant.

2.4 Approval of Executive Director's travel to Seattle, WA.

Recommendation: Approval of travel for Executive Director Harry S. Mavrogenes to Seattle, Washington on October 27-29, 2010, to participate in the annual San Jose-Silicon Valley Chamber of Commerce City-to-City trip as one of the City's designated representatives. (Rules Committee referral 10/6/10)

Documents Filed: Memorandum from Executive Director of Redevelopment Agency Harry S. Mavrogenes, dated October 7, 2010, recommending approval of travel for Executive Director Harry S. Mavrogenes to Seattle, Washington on October 27-29, 2010.

Action: Dropped

3 GENERAL

3.1 Presentation of the Quarterly Projects Status Report.

Recommendation: Acceptance of the Redevelopment Agency's Quarterly Projects Status Report for the First Quarter, FY 2010-11. CEQA: Not a project. [MERGED] (Deferred 10/5/10, Item 3.1)

(Item continued on the next page)

3 GENERAL

(Cont'd)

3.2 Presentation of the Quarterly Projects Status Report.

Documents Filed: Memorandum from Executive Director of Redevelopment Agency Harry S. Mavrogenes, dated September 23, 2010, recommending acceptance of the First Quarter, FY 2010-11 Projects Status Report.

Action: The Report was accepted. (10-0-1) Absent: Constant.

4 NEIGHBORHOOD IMPROVEMENT STRATEGIES

None

5 HOUSING

None

6 PUBLIC FACILITIES AND SPACES

None

7 PRIVATE DEVELOPMENT

7.1 Approval of a Purchase and Sale Agreement for properties allowing development of the North San Pedro Housing Project.

Recommendations: Approval of a Purchase and Sale Agreement with Legacy Partners Bassett LLC, in the amount of \$1,998,456 plus related closing costs, for the acquisition of real property located at the northwest corner of Bassett and Terraine Streets and an option amount of \$75,000 for the right to purchase the remaining property at the northeast corner of Bassett and Terraine Streets within two years, to improve site access, provide more site planning flexibility and potentially increase density for further development of the site. CEQA: Resolution No. 72170. (Proposition 1C Funding) [SNI]

Documents Filed: Memorandum from Executive Director of Redevelopment Agency Harry S. Mavrogenes, dated October 5, 2010, recommending approval of a Purchase and Sale Agreement with Legacy Partners Bassett LLC.

Action: The Purchase and Sale Agreement with Legacy Partners Bassett LLC was approved. (9-0-2) Absent: Constant, Kalra.

8 JOINT REDEVELOPMENT AGENCY/COUNCIL

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

None

- **Adjournment**
The Redevelopment Agency Board adjourned at 5:39 p.m.

ATTEST:



HARRY S. MAVROGENES, SECRETARY