

REDEVELOPMENT AGENCY SYNOPSIS

SEPTEMBER 14, 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

5:11 p.m. - Regular Session, Council Chambers, City Hall

Absent: Constant.

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

The Orders of the Day were approved. (8-0-3) Absent: Constant, Campos, Chu.

1 CEREMONIAL ITEMS

None

2 CONSENT CALENDAR

2.1 Approval of Minutes.

- (a) Approval of Redevelopment Agency Minutes for the Regular meeting of August 10, 2010.

Approved

2.2 Approval of Council/Board Committee Reports.

- (a) Report of the Public Safety, Finance and Strategic Support Committee – August 19, 2010. (Nguyen)
- (b) Report of the Rules and Open Government Committee – July 28, 2010. (Mayor)
- (c) Report of the Rules and Open Government Committee – August 4, 2010. (Mayor)
- (d) Report of the Rules and Open Government Committee – August 11, 2010. (Mayor)
- (e) Report of the Rules and Open Government Committee – August 18, 2010. (Mayor)
- (f) Report of the Rules and Open Government Committee – August 25, 2010. (Mayor)

Approved

3 GENERAL

3.1 Approval of the calendar for the FY 2010-11 Proposed Operating and Capital Budget.

Recommendation: Approval of the Redevelopment Agency's FY 2010-11 Proposed Operating and Capital Budget processing calendar. CEQA: Not a project. [Rules and Open Government Committee referral, 8/18/10 – Item H(2)]
[MERGED]

Approved

4 NEIGHBORHOOD IMPROVEMENT STRATEGIES

None

5 HOUSING

None

6 PUBLIC FACILITIES AND SPACES

6.1 Approval to increase the construction contingency for the Civic Auditorium project by reallocating funds from the Montgomery Theatre line.

Recommendation: It is recommended that the Redevelopment Agency Board adopt resolutions:

(a) Approving an increase to the construction contingency amount for the construction contract with Garden City Construction, in the amount of \$400,000, for a total contingency amount of \$874,430, to enable the installation of new Heating Ventilation and Air Conditioning units on the Montgomery Theatre, with no overall budget increase.

Agency Resolution No. 5981 adopted.

(b) Approving an adjustment to the Agency's Adopted FY 2010-11 Capital Budget to reallocate \$400,000 from the Montgomery Theatre line to the Civic Auditorium line in the Park Center Plaza Redevelopment Area.

Agency Resolution No. 5982 adopted.

CEQA: Categorically Exempt, File No. PP10-156. **[PARK CENTER PLAZA]**

6 PUBLIC FACILITIES AND SPACES

6.2 Public Hearings and approval of lease agreements for the Block 6 Garage.

Recommendation: Redevelopment Agency Board Public Hearings on approval of a ten-year lease agreement with Camera 3 (288 S. Second Street) and a one-year lease amendment with FedEx Office (93 E. San Carlos Street), collectively the Block 6 retail space, and following the hearings:

- (a) Approval of a ten-year lease agreement with Camera 3 for Agency-controlled retail space located at 288 S. Second Street, with quarterly rent of 5% of gross revenues and 10% of gross lease income from landlord-approved subtenants for years 1-2 and 15% for years 8-10.

Approved

- (b) Approval of a one-year lease amendment at a monthly base rent of \$8,620, with FedEx Office for Agency-controlled retail space located at 93 E. San Carlos Street.

Approved

CEQA: Exempt. File No. PP07-082. [SAN ANTONIO PLAZA]

7 PRIVATE DEVELOPMENT

None

8 JOINT REDEVELOPMENT AGENCY/COUNCIL

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

8.1 Approving the award of a construction contract the San Jose Municipal Stadium Transformer Replacement Project and related budget actions.

Recommendations:

- (a) Adoption of resolutions by the Agency Board:
 - (i) Awarding a construction contract to Devcon Construction Inc., the low bidder, in the amount of \$308,708, for construction of the San Jose Municipal Stadium Transformer Replacement Project, and authorizing a construction contingency in the amount of \$30,000, approximately 10% of the contract amount, for a total funding authorization of \$338,708; and,

Agency Resolution No. 5983 adopted.

8 JOINT REDEVELOPMENT AGENCY/COUNCIL

- 8.1 (ii) Approving an adjustment to the FY 2010-11 Adopted Capital Budget, adding \$75,000 to the Municipal Stadium Project line in the Merged Area and amending the FY 2010-11 Agency appropriations resolution.
Agency Resolution No. 5984 adopted.

- (b) Adoption by the City Council of the following 2010-2011 Appropriation Ordinance and Funding Sources Resolution amendments in the Services for Redevelopment Capital Projects Fund:
- (i) Increase the Beginning Fund Balance in the amount of \$54,843; and
 - (ii) Establish a Transfer to the Redevelopment Agency for San Jose Municipal Stadium Transformer Replacement Project in the amount of \$54,843.

Ordinance No. 28812 adopted. Council Resolution No. 75559 adopted.

- (c) Adoption by the City Council of the following 2010-2011 Appropriation Ordinance amendments in the General Fund:
- (i) Decrease the Capital Improvements General Services Department Unanticipated/Emergency Maintenance appropriation in the amount of \$20,157; and,
 - (ii) Establish a Transfer to the Redevelopment Agency for San Jose Municipal Stadium Transformer Replacement Project in the amount of \$20,157.

Ordinance No. 28813 adopted.

CEQA: Exempt, File No. PP10-098. [SNI]

The City Council portion of the meeting adjourned at 5:16 p.m.

- **Adjournment**
The Redevelopment Agency Board adjourned at 5:16 p.m.