

REDEVELOPMENT AGENCY SYNOPSIS

DECEMBER 7, 2010

PETE CONSTANT
ASH KALRA
SAM LICCARDO
KANSEN CHU
XAVIER 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

9:00 a.m. - Closed Session, Council Chambers Conference Room W133

Absent: Constant (Excused)

5:18 p.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 with item 8.1 to be continued to December 14, 2010. (11-0)

1 CEREMONIAL ITEMS

None

2 CONSENT CALENDAR

2.1 Approval of Minutes.

(a) Approval of Redevelopment Agency Minutes for the Regular meeting of October 26, 2010.

(b) Approval of Redevelopment Agency Minutes for the Regular meeting of November 2, 2010.

Approved

2.2 Approval of Council/Board Committee Reports.

(a) Report of the Rules and Open Government Committee – November 3, 2010.
(Mayor)

(b) Report of the Rules and Open Government Committee – November 10, 2010.
(Mayor)

(c) Report of the Rules and Open Government Committee – November 17, 2010.
(Mayor)

Approved

3 GENERAL

3.1 Report of the Executive Director, Harry S. Mavrogenes (Verbal Report)

3.2 Approval of the Comprehensive Annual Financial Report for FY 2009-10.

Recommendations: It is recommended that the Redevelopment Agency Board:

- (a) Approve the Comprehensive Annual Financial Report of the Redevelopment Agency of the City of San Jose for the Fiscal Year ending June 30, 2010.
- (b) Accept the Management Letter from the Independent Auditor for the Fiscal Year ending June 30, 2010.

CEQA: Not a project. [MERGED]

Approved

4 NEIGHBORHOOD IMPROVEMENT STRATEGIES

None

5 HOUSING

None

6 PUBLIC FACILITIES AND SPACES

6.1 Approval of an amendment to the agreement with Anderson Tree Care, extending the term by two years.

Recommendation: Approval of the fourth amendment to the agreement with Anderson Tree Care, extending the term of the agreement by two years, through December 31, 2012, and decreasing the contract in the amount of \$36,000, resulting in a revised current balance of approximately \$65,000 for two years of services. CEQA: Exempt. File No. PP08-035. [MERGED]

Approved

7 PRIVATE DEVELOPMENT

None

8 JOINT REDEVELOPMENT AGENCY/COUNCIL

Item 9.1 on the City Council's Agenda, pertaining to "City Council and Redevelopment Agency Committee Appointments" was heard and action taken during the Council meeting at 1:30 p.m. today.

The City Council convened at 5:28 p.m. to consider Item 8.1 in a Joint Session.

8.1 Approval of Amendments to DDAs with North San Pedro Townhomes and San Pedro Life I, LLC, for the North San Pedro Housing site.

Recommendation: Conduct a public hearing followed by the actions below by the City Council and Redevelopment Agency Board related to Disposition and Development Agreements (DDAs) with North San Pedro Townhomes and San Pedro Life I, LLC, for the North San Pedro Housing site:

- (a) Adoption of a resolution by the Redevelopment Agency Board approving the First Amendment to the Amended and Restated Disposition and Development Agreement (DDA) with North San Pedro Townhomes LLC and authorizing the Executive Director to execute ancillary documents contemplated by the DDA, to close escrow subject to compliance with the terms of the DDA, and to negotiate and execute amendments to the DDA substantially in conformance with the intent of the DDA and as reasonably necessary to conform to lender requirements; and,
- (b) Adoption of a resolution by the City Council approving the sale to North San Pedro Townhomes LLC of certain sites located on Agency-owned property generally located in the blocks bounded by Highway 87 to the west, West Saint James Street to the south, North Market Street to the east and a Union Pacific Railroad right of way to the north, accepting the 33433 Summary Report, and finding that the sale of the property will assist in the elimination of blight, is consistent with the Implementation Plan for the Julian-Stockton Redevelopment Project Area, and that the consideration for the property is not less than the fair reuse value for the proposed use, with the covenants and conditions and development costs authorized by the DDA.

8 JOINT REDEVELOPMENT AGENCY/COUNCIL

- 8.1 (c) Adoption of a resolution by the Redevelopment Agency Board approving the First Amendment to the Amended and Restated Disposition and Development with San Pedro Life I, LLC and authorizing the Executive Director to execute ancillary documents contemplated by the DDA, to close escrow subject to compliance with the terms of the DDA, and to negotiate and execute amendments to the DDA substantially in conformance with the intent of the DDA and as reasonably necessary to conform to lender requirements; and,
- (d) Adoption of a resolution by the City Council approving the sale to San Pedro Life I, LLC of certain sites located on Agency-owned property, generally located in the blocks bounded by Highway 87 to the west, West Saint James Street to the south, North Market Street to the east and a Union Pacific Railroad right of way to the north, accepting the 33433 Summary Report and finding that the sale of the property will assist in the elimination of blight, is consistent with the Implementation Plan for the Julian-Stockton Redevelopment Project Area and that the consideration for the property is not less than the fair reuse value for the proposed use, with the covenants and conditions and development costs authorized by the DDA.

CEQA: Not a project.

Public Hearing opened and item continued to December 14, 2010. (11-0)

The City Council portion of the meeting adjourned at 5:28 p.m.

- **Adjournment**
The Redevelopment Agency Board adjourned at 5:28 p.m.