



REDEVELOPMENT AGENCY SYNOPSIS

DECEMBER 14, 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

11:33 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. (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 November 16, 2010.

Approved

2.2 Approval of Council/Board Committee Reports.

- (a) Report of the Public Safety, Finance and Strategic Support Committee – November 22, 2010. (Nguyen)

Approved

3 GENERAL

3.1 Report of the Executive Director, Harry S. Mavrogenes No Report.

3.2 Acceptance of the Agency's Financial Progress Report.

Recommendation: Acceptance of the Agency's Financial Progress Report.

[MERGED]

Approved

4 NEIGHBORHOOD IMPROVEMENT STRATEGIES

None

5 HOUSING

None

6 PUBLIC FACILITIES AND SPACES

6.1 Approval of a budget adjustment and an increase to the construction contingency for the Civic Auditorium Phase 2 Project.

Recommendation: Adoption of resolutions:

- (a) Approving an adjustment to the Agency's FY 2010-11 Adopted Revised Capital Budget, adding \$233,000 to the Civic Auditorium project line in the Park Center Redevelopment Area, from the Capital Reserve; and,
- (b) Approving an increase in the contingency for the construction contract with Garden City Construction for the Civic Auditorium Project, in the amount of \$390,000.

CEQA: Categorically Exempt, File No. PP10-156. [PARK CENTER PLAZA] Agency Resolution No. 5995 and No. 5996 were adopted.

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 11:46 a.m. to consider Items 8.1 – 8.2 in a Joint Session.

8 JOINT REDEVELOPMENT AGENCY/COUNCIL

8.1 Acceptance of the Annual Report of Financial Transactions of Community Redevelopment Agencies.

Recommendation: Adoption of resolutions by the City Council and Redevelopment Agency Board accepting the Annual Report of Financial Transactions of community redevelopment agencies for FY 2009-10 for the purpose of forwarding the annual report to the State Controller, in accordance with Community Redevelopment Law, Section 33080.1. CEQA: Not a Project.

Agency Resolution No. 5997 adopted. Council Resolution No. 75660 adopted.

8.2 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,

Agency Resolution No. 5998 adopted.

- (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.

Council Resolution No. 75661 adopted.

8 JOINT REDEVELOPMENT AGENCY/COUNCIL

- 8.2 (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,

Agency Resolution No. 5999 adopted.

- (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.

Council Resolution No. 75662 adopted.

CEQA: Not a project. (Continued from 12/7/10, Item 8.1)

The City Council portion of the meeting adjourned at 11:52 a.m.

- **Adjournment**

The Redevelopment Agency Board adjourned at 11:52 a.m.