

# REDEVELOPMENT AGENCY MINUTES

**AUGUST 5, 2008**

PETE CONSTANT  
FORREST WILLIAMS  
SAM LICCARDO  
KANSEN CHU  
NORA CAMPOS

DISTRICT 1  
DISTRICT 2  
DISTRICT 3  
DISTRICT 4  
DISTRICT 5

CHUCK REED – CHAIR

PIERLUIGI OLIVERIO  
MADISON P. NGUYEN  
DAVID D. CORTESE  
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**

**1:48 p.m.** - Regular Session, Council Chambers, City Hall

**Absent: None**

- Open Forum
- Closed Session Report  
None.
- Orders of the Day  
The Orders of the Day were approved. (11-0)

## **1 CEREMONIAL ITEMS**

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None

## **2 CONSENT CALENDAR**

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### **2.1 Approval of Board Meeting Minutes.**

**Recommendation:** Approval of Redevelopment Agency Minutes for:

- (a) Regular meeting of June 10, 2008.
- (b) Regular meeting of June 17, 2008.

Documents Filed: Regular minutes of June 10 and June 17, 2008.

Action: The Redevelopment Agency minutes were approved. (11-0)

## **3 GENERAL**

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None

## **4 NEIGHBORHOOD IMPROVEMENT STRATEGIES**

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None

## **5 HOUSING**

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None

## **6 PUBLIC FACILITIES AND SPACES**

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None

## **7 PRIVATE DEVELOPMENT**

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None

## **8 JOINT REDEVELOPMENT AGENCY/COUNCIL**

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**The City Council convened at 1:49 p.m. to consider Item 8.1 in a Joint Session.**

### **8.1 Actions related to a Memorandum of Agreement with Santa Clara Unified School District for future acquisition of land and construction of school/park facilities.**

#### **Recommendations:**

- (a) Adoption of a resolution by the Redevelopment Agency Board approving a plan setting aside Agency funds for the specific purpose of land acquisition and development costs of joint school and park facilities as needed to support student generation resulting from the proposed future residential development in North San Jose, consistent with the adopted North San Jose Vision 2030 Area Development Policy as follows:
  - (1) Appropriate \$15 million from funds set aside for North San Jose infrastructure improvements in the FY 2008-09 Redevelopment CIP Budget for a joint school/park use on Agnews Development Center's East Campus lands located on Zanker Road; and,
  - (2) In FY 2011-12, contingent on the Agency's ability to issue future debt, appropriate an additional amount up to \$30 million for the acquisition of land and construction of joint school/park facilities, in North San Jose in the location identified above; and,

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## **8 JOINT REDEVELOPMENT AGENCY/COUNCIL**

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*(Cont'd)*

- 8.1(a)** (3) Prior to issuance by the City of any residential building permits under Phase 2 of the adopted North San Jose Vision 2030 Area Development Policy, and contingent on the Agency's ability to issue future debt, appropriate funding to acquire land for a second joint school/City park site in the amount of \$50,000 per student generated out of Phase 1 of the adopted North San Jose Vision 2030 Area Development Policy in excess of existing capacity, in a total amount not to exceed \$30 million.
- (b) Adoption of resolutions by the Redevelopment Agency Board approving an adjustment to the FY 2008-09 Adopted Capital Budget by shifting \$7,500,000 from the FY 2008-12 Adopted Capital Improvement Program/Budget (FY 2009-10 Rincon-Vision North San Jose project line) to the FY 2008-09 Rincon-Park and Infrastructure Improvement project line in the Rincon de Los Esteros Redevelopment Area, and amending the FY 2008-2009 Agency appropriations resolution.
- (c) Direction to the City Manager and Redevelopment Agency Executive Director to:
- (1) Negotiate the terms of an Agreement with the Santa Clara Unified School District, for City Council/Agency Board consideration within 90-days of this action being approved, related to the appropriation of Agency funds towards land and development costs associated with the plan described above; and,
  - (2) Initiate discussions with the State of California and any other private and public parties/agencies necessary to declare the Agency's and City's interest in pursuing the acquisition of a 15-acre portion of the Agnews Development Center's East Campus site on Zanker Road for joint school/park purposes.

CEQA: Resolution 72768 [**RINCON DE LOS ESTEROS**]

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## **8 JOINT REDEVELOPMENT AGENCY/COUNCIL**

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Documents Filed: Memorandum from Mayor Reed dated June 17, 2008, recommending approval of plan setting aside Agency funds for the specific purpose of land acquisition and development costs of joint school and park facilities as needed to support student generation resulting from the proposed future residential development in North San Jose, consistent with the adopted North San Jose Vision 2030 Area Development Policy and directing the City Manager and Redevelopment Agency Executive Director to: negotiate the terms of an agreement with the Santa Clara Unified School District, for City Council/ Agency Board consideration within 90-days, related to the appropriation of Agency funds towards land and development costs associated with the plan described above; and to initiate discussions with the State of California and any other private and public parties/agencies necessary to declare the Agency's and City's interest in pursuing the acquisition of a 15-acre portion of the Agnews Development Center's East Campus site on Zanker Road for joint school/park purposes. Memorandum from Executive Director of Redevelopment Agency Harry S. Mavrogenes, dated June 22, 2008, recommending adoption of resolutions by the Redevelopment Agency Board approving an adjustment to the FY 2008-09 Adopted Capital Budget by shifting \$7,500,000 from the FY 2008-12 Adopted Capital Improvement Program/Budget to the FY 2008-09 Rincon-Park and Infrastructure Improvement project line in the Rincon de Los Esteros Redevelopment Area, and amending the FY 2008-2009 Agency appropriations resolution. Memorandum from Mayor Reed dated August 4, 2008, recommending: 1) if SCUSD decides to build a school in Alviso on property adjacent to the City's fire station, the City will contribute approximately eight acres surrounding the site for a joint school and park site project, and 2) if housing developers representing at least 7,000 units within the Santa Clara Unified School District are willing to pay for the cost of the option, at the rate of up to \$500/unit in addition to the \$6,000 per unit previously offered, staff is directed to begin negotiations to acquire an option for 6-8 years to purchase up to 30 acres of land in north San Jose identified by the SCUSD as a potential school site, and 3) the calculation of additional funding at the rate of \$50,000 per student will start at 476 students instead of 529.

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## **8 JOINT REDEVELOPMENT AGENCY/COUNCIL**

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Public Comments: Erik Schoennaur (Developer's representative), Steve Stavis (SCUSD Superintendent), Andrew Ratermann (SCUSD Board), Shiloh Ballard (SVLG), Pat Dando (Chamber of Commerce) and Teresa R. Hernandez spoke in support of Item 8.1. Benjamin F. Hernandez (Hearts & Hands Elders), David Wall and William Garbett, spoke in opposition to Item 8.1.

Action: Agency Resolution No.s 5853 and 5854 were adopted. Council Resolution No. 74559 was adopted. The City Manager and Redevelopment Agency Executive Director were directed to negotiate the terms of an agreement with the Santa Clara Unified School District for City Council/Agency Board consideration within 90-days. (11-0)

**The City Council portion of the meeting adjourned at 2:30 p.m.**

- **Adjournment**  
**The Redevelopment Agency Board adjourned at 2:30 p.m.**

**ATTEST:**

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**HARRY S. MAVROGENES, SECRETARY**