



REDEVELOPMENT AGENCY BOARD

MINUTES

APRIL 22, 2008

PETE CONSTANT
FORREST WILLIAMS
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
DAVID D. CORTESE
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: None.

- **Open Forum**
- **Closed Session Report**
None.
- **Orders of the Day**
The Orders of the Day were approved. (10-0-1) Absent: Nguyen.

1 CEREMONIAL ITEMS

None

2 CONSENT CALENDAR

2.1 Report of the Public Safety, Finance and Strategic Support Committee – March 20, 2008.

Boardmember Nguyen, Chairperson

“1.a-c. Redevelopment Agency Monthly Financial Reports for January 2008.”

Documents Filed: Report of the Public Safety, Finance and Strategic Support Committee, of March 20, 2008, with the Agency’s Monthly Financial Reports for January 2008 attached.

Action: The Public Safety, Finance and Strategic Support Committee report and actions of March 20, 2008, were accepted. (10-0-1) Absent: Nguyen.

2.2 Approval of Board Meeting Minutes.

Recommendation: Approval of Redevelopment Agency Minutes for:

(a) Regular meeting of March 25, 2008.

Documents Filed: Regular minutes of March 25, 2008.

Action: The Redevelopment Agency minutes were approved. (10-0-1) Absent: Nguyen.

2. CONSENT CALENDAR

2.3 Report of the Rules and Open Government Committee – March 26, 2008.

Chair Reed, Chairperson

- (a) Review April 1, 2008, Final Agenda: Meeting cancelled.
- (b) Review April 8, 2008, Draft Agenda.
- (c) Assign “Time Certain” for convening Redevelopment Agency Agenda.

Documents Filed: Report of the Rules and Open Government Committee of March 26, 2008.

Action: The Rules and Open Government Committee report and actions of March 26, 2008, were approved. (10-0-1) Absent: Nguyen.

2.4 Report of the Rules and Open Government Committee – April 2, 2008.

Chair Reed, Chairperson

- (a) Review April 8, 2008, Final Agenda.
- (b) Review April 15, 2008, Draft Agenda.
- (c) Assign “Time Certain” for convening Redevelopment Agency Agenda.

Documents Filed: Report of the Rules and Open Government Committee of April 2, 2008.

Action: The Rules and Open Government Committee report and actions of April 2, 2008, were approved. (10-0-1) Absent: Nguyen.

2.5 Approval for the discharge of certain unpaid rents owed to the Agency.

Recommendation: Adoption of a resolution approving the discharge of unpaid rents owed to the Agency by San Jose Office Supply, \$8,200, and Harry Thompson (dba Hetson & Associates), \$13,461. **[MERGED]**

Documents Filed: Memorandum from Executive Director of Redevelopment Agency Harry S. Mavrogenes, dated April 10, 2008, recommending adoption of a resolution approving the discharge of unpaid rents owed to the Agency by San Jose Office Supply and Harry Thompson (dba Hetson & Associates).

Action: Agency Resolution No. 5820 adopted. (10-0-1) Absent: Nguyen.

3 GENERAL

3.1 Acceptance of the Third Quarter FY 2007–08 Report on capital projects.

Recommendation: Acceptance of the Redevelopment Agency's report for the Third Quarter FY 2007–08 on the status of the Agency's capital projects.

Documents Filed: Memorandum from Executive Director of Redevelopment Agency Harry S. Mavrogenes, dated April 10, 2008, recommending acceptance of the Third Quarter, FY 2007-08 Report on capital projects

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

3.2 Approval of the proposed Agency Environmentally Preferable Procurement Policy.

Recommendation: Approval of the Agency's Environmentally Preferable Procurement Policy, as outlined in the Administrative Procedure No. 310 and establishing a triennial review period.

Documents Filed: Memorandum from Executive Director of Redevelopment Agency Harry S. Mavrogenes, dated April 10, 2008, recommending approval of the Agency's Environmentally Preferable Procurement Policy and establishment of a triennial review period.

Action: The Redevelopment Agency Board approved the Agency's Environmentally Preferable Procurement Policy. (10-0-1) Absent: Nguyen.

3.3 Approval of the First Amendment and Continuation Agreement with RSG, Inc. for preparation of studies analyzing potential amendments to various redevelopment plans.

Recommendation: Approval of a First Amendment and Continuation Agreement with RSG, Inc., in the amount of \$421,380, for a total contract amount not to exceed \$451,380, for preparation of necessary studies to analyze potential amendments to the various redevelopment areas constituting the Merged Project Area including: 1) increasing the amount of tax increment that may be collected, 2) authorizing the collection of tax increment from the portion of the Burbank/Del Monte neighborhood of the Strong Neighborhoods Initiative Area located in the Arena/Diridon Area, and 3) exploring the possibility of collecting tax increment from the former San Jose Medical Center site located in the 13th Street Strong Neighborhoods Initiative Area. CEQA: Not a project. **[MERGED]**

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3 GENERAL

(Cont'd)

- 3.3 Documents Filed: Memorandum from Executive Director of Redevelopment Agency Harry S. Mavrogenes, dated April 10, 2008, recommending approval of a First Amendment and Continuation Agreement with RSG, Inc., for preparation of necessary studies to analyze potential amendments to the various redevelopment areas constituting the Merged Project Area.

Action: The Redevelopment Agency Board approved the First Amendment and Continuation Agreement with RSG, Inc., for preparation of necessary studies to analyze potential amendments to the various redevelopment areas constituting the Merged Project Area. (10-0-1) Absent: Nguyen.

4 NEIGHBORHOOD IMPROVEMENT STRATEGIES

None

5 HOUSING

None

6 PUBLIC FACILITIES AND SPACES

None

7 PRIVATE DEVELOPMENT

None

8 JOINT REDEVELOPMENT AGENCY/COUNCIL

Item 9.1 on the City Council's Agenda, relating to acceptance of the recommendations of the North San Jose Neighborhoods Planning Taskforce was deferred to the evening session on April 29, 2008, during the Council meeting today.

The City Council convened at 5:19 p.m. to consider Item 8.1 in a Joint Session.

8 JOINT REDEVELOPMENT AGENCY/COUNCIL

8.1 City Council and Agency Board approval of actions related to the East Santa Clara and Lincoln Avenue Tree Planting Project.

Recommendations:

- (a) Adoption of a resolution by the City Council making certain determinations required by Redevelopment Law, Health and Safety Code Section 33445, for Agency funding of streetscape work in the East Santa Clara Street Redevelopment Project Area.
- (b) Adoption of resolutions by the Redevelopment Agency Board:
 - (1) Making a primary benefit finding for the tree planting work related to the portion of the project on Lincoln Avenue that exists outside but adjacent to the Greater Gardner and Burbank/Del Monte neighborhoods of the Strong Neighborhoods Initiative (SNI) Redevelopment Project Area; and; and,
 - (2) Awarding a contract to TruGreen LandCare LLC, the low bidder, in the amount of \$59,080 and establishing a contingency in the amount of \$6,000, for a total contract amount not to exceed \$65,080 for the East Santa Clara and Lincoln Avenue Tree Planting Project.

CEQA: Exempt, File No. PP08-035. [SNI]

Documents Filed: Memorandum from Executive Director of Redevelopment Agency Harry S. Mavrogenes, dated April 10, 2008, recommending, a) adoption of a resolution by the City Council making certain determinations required by Redevelopment Law, Health and Safety Code Section 33445, for Agency funding of streetscape work; b) adoption of resolutions by the Redevelopment Agency Board making a primary benefit finding for the tree planting work related to the portion of the project on Lincoln Avenue that exists outside but adjacent to the Greater Gardner and Burbank/Del Monte neighborhoods of the SNI Redevelopment Project Area and awarding a contract to TruGreen LandCare LLC.

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8 JOINT REDEVELOPMENT AGENCY/COUNCIL

(Cont'd)

- 8.1 Action: City Council Resolution No. 74335 adopted. Agency Resolution Nos 5821 and 5822 adopted. (10-0-1) Absent: Nguyen.

The City Council portion of the meeting adjourned at 5:20 p.m.

- **Adjournment**
The Redevelopment Agency Board adjourned at 5:20 p.m.

ATTEST:



HARRY S. MAVROGENES, SECRETARY