

# **REDEVELOPMENT AGENCY MINUTES**

**APRIL 29, 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

**2:04 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 April 8, 2008.

Documents Filed: Regular minutes of April 8, 2008.

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

### 2.2 Report of the Rules and Open Government Committee – April 9, 2008.

**Chair Reed, Chairperson**

- (a) Review April 15, 2008, Final Agenda: Meeting cancelled.  
(b) Review April 22, 2008, Draft Agenda.

Documents Filed: Report of the Rules and Open Government Committee of April 9, 2008.

Action: The Rules and Open Government Committee report and actions of April 9, 2008, were approved. (11-0)

### **3 GENERAL**

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#### **3.1 Approval of updated Real Estate Development Solicitation Guidelines.**

**Recommendations:** Adoption of a resolution approving the updated Real Estate Development Solicitation Guidelines. CEQA: Not a project. **[MERGED]**

Documents Filed: Memorandum from Executive Director of Redevelopment Agency Harry S. Mavrogenes, dated April 17, 2008, recommending adoption of a resolution approving the updated Real Estate Development Solicitation Guidelines.

Action: Agency Resolution No. 5823 adopted. (11-0)

### **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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*Item 9.1 on the City Council's Agenda, relating to various Downtown hospitality, promoter licensing, sidewalk dining and vendor actions was today during the Council meeting today.*

**The City Council convened at 2:06 p.m. to consider Item 8.1 in a Joint Session.**

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

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### **8.1 City Council and Agency Board approval of actions related to the Convention Center Phase 1 Expansion Project.**

#### **Recommendations:**

- (a) City Council and Redevelopment Agency Board acceptance of the recommended expansion concept design and direction for the Redevelopment Agency to proceed with schematic design of the project based on a potential budget estimate of \$250,000,000; and,
- (b) Adoption of a resolution by the Redevelopment Agency Board approving a proposed adjustment to the Agency's FY 2007-2008 Adopted Capital Budget, shifting \$3,000,000 from FY 2008-2009 for the Convention Center Expansion Phase 1 project line to cover LMN Architects and Gilbane Building Company contracts in the Merged Redevelopment Area, and amending the FY 2007-2008 Agency appropriations resolution.
- (c) Redevelopment Agency Board approval of the second amendment to the agreement with LMN Architects, adding \$4,250,000, for a total contract amount of \$5,550,000 to complete schematic design of the overall project, update the cost estimate based on the schematic design, produce necessary design documents and provide bid support and construction contract administration for the central utility plant replacement project, and extending the term of the agreement one year to December 31, 2009; and,
- (d) Redevelopment Agency Board approval of the first amendment to the agreement with Gilbane Building Company, adding \$1,475,000, for a total contract amount of \$1,650,000 for preconstruction services related to schematic design of the overall project and preconstruction, bid support and construction management services related to the central utility plant replacement project, and extending the term of the agreement one year to December 31, 2009.

*(Item continued on the next page)*

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

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*(Cont'd)*

- 8.1** CEQA: Resolution No. 72767. On June 21, 2005, the City Council made findings in connection with the adoption of the Downtown Strategy 2000. The Program EIR for the Downtown Strategy 2000 addressed the Convention Center expansion project at a programmatic, or highly conceptual, level. Subsequent environmental review will be completed based on the more detailed project description that will be an outcome of the City Council/Agency Board's design direction and other approvals requested in this memorandum. The City Council/Agency Board's ultimate action to authorize the Convention Center expansion would be informed by this subsequent environmental review. **[MERGED]**

Documents Filed: Memorandum from Executive Director of Redevelopment Agency Harry S. Mavrogenes and City Manager Debra Figone, dated April 15, 2008, recommending, a) City Council and Redevelopment Agency Board acceptance of the recommended expansion concept design and direction for the Redevelopment Agency to proceed with schematic design of the Convention Center expansion project; b) adoption of a resolution by the Redevelopment Agency Board approving a proposed adjustment to the Agency's FY 2007-2008 Adopted Capital Budget and amending the FY 2007-2008 Agency appropriations resolution; and c) Agency Board approval of the second amendment to the agreement with LMN Architects; and d) Redevelopment Agency Board approval of the first amendment to the agreement with Gilbane Building Company.

Public Comments: Public testimony was received from Mr. Ross Signorino.

*(Item continued on the next page)*

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

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*(Cont'd)*

- 8.1** Action: Agency Resolution No. 5824 adopted. The City Council and Redevelopment Agency Board accepted the recommended expansion concept design and directed the Redevelopment Agency to proceed with schematic design of the Convention Center expansion project and the Agency was directed to report to the Board with evidence that the target market of Convention Center users is growing. The Agency Board approved the second amendment to the agreement with LMN Architects and the first amendment to the agreement with Gilbane Building Company. (10-0-1) Noes: Oliverio

**The City Council portion of the meeting adjourned at 3:23 p.m.**

- **Adjournment**  
**The Redevelopment Agency Board adjourned at 3:23 p.m.**

**ATTEST:**

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**HARRY S. MAVROGENES, SECRETARY**