



REDEVELOPMENT AGENCY BOARD

MINUTES

DECEMBER 14, 2010

PETE CONSTANT
ASH KALRA
SAM T. 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.

Documents Filed: Regular minutes of November 16, 2010.

Action: The Redevelopment Agency minutes of November 16, 2010 were approved. (11-0)

2.2 Approval of Council/Board Committee Reports.

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

Documents Filed: Report of the Public Safety, Finance and Strategic Support Committee of November 22, 2010.

Action: The Report of the Public Safety, Finance and Strategic Support Committee of November 22, 2010, was approved. (11-0)

3 GENERAL

3.1 Report of the Executive Director, Harry S. Mavrogenes

Action: No report.

3.2 Acceptance of the Agency's Financial Progress Report.

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

Documents Filed: Memorandum from Executive Director of Redevelopment Agency Harry S. Mavrogenes, dated December 3, 2010, recommending that the Redevelopment Agency Board accept the Agency's Financial Progress Report.

Action: The Agency's Financial Progress Report was accepted. (10-0-1) Absent: Kalra.

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]**

(Item continued on the next page)

6 PUBLIC FACILITIES AND SPACES

(Cont'd)

- 6.1 Documents Filed:** Memorandum from Executive Director of Redevelopment Agency Harry S. Mavrogenes, dated December 10, 2010, recommending adoption of resolutions 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 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.

Action: Agency Resolution No. 5995 and No. 5996 were adopted. (10-0-1)
Absent: Kalra.

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.

- 8.1 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.
[MERGED]

(Item continued on the next page)

8 JOINT REDEVELOPMENT AGENCY/COUNCIL

(Cont'd)

- 8.1** Documents Filed: Memorandum from Executive Director of Redevelopment Agency Harry S. Mavrogenes, dated December 2, 2010, recommending 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. Supplemental memorandum from Executive Director dated December 9, 2010, providing three replacement pages for the enclosure to the December 2, 2010, memorandum.

Action: Agency Resolution No. 5997 adopted. Council Resolution No. 75660 adopted. (10-0-1) Absent: Kalra.

- 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,
- (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, W. St. James Street to the south, N. 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 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.

(Item continued on the next page)

8 JOINT REDEVELOPMENT AGENCY/COUNCIL

(Cont'd)

- 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,
- (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. (Continued from 12/7/10, Item 8.1)

Documents Filed: Memorandum from Executive Director of Redevelopment Agency Harry S. Mavrogenes, dated November 23, 2010, recommending that the City Council and Redevelopment Agency Board conduct a Public Hearing and (a) adopt a resolution by the Agency Board approving the First Amendment to the Amended and Restated 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) adopt 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

(Item continued on the next page)

8 JOINT REDEVELOPMENT AGENCY/COUNCIL

(Cont'd)

- 8.2 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; and (c) adopt a resolution by the Agency Board approving the First Amendment to the Amended and Restated DDA 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) adopt 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.

Memorandum from Redevelopment Agency Boardmember Sam Liccardo, dated December 14, 2010, recommending 1) that the project phasing schedule be amended so that at least one of the market-rate San Pedro Life I towers sited along/near Bassett Street be under construction prior to or concurrent with the affordable housing project of First Community Housing, 2) if delays to First Community Housing construction create a substantial risk for the loss of Prop IC grant funds, that project can proceed prior to the market-rate towers, provided that the Agency and Developers agree upon a security plan for the area, 3) the Executive Director is granted the authority to accelerate disbursement of Affordable Housing Assistance to reimburse the affordable housing Developer for affordable project costs incurred prior to July 1, 2011.

(Item continued on the next page)

8 JOINT REDEVELOPMENT AGENCY/COUNCIL

(Cont'd)

- 8.2** Public Comments: Tina Morrill spoke in support of item 8.2 and requested that there be opportunity for public input on the park designs.

Action: Agency Resolutions No. 5998 and 5999 were adopted. Council Resolutions No. 75661 and 75662 were adopted. (11-0)

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

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

ATTEST:



HARRY S. MAVROGENES, SECRETARY