



REDEVELOPMENT AGENCY SYNOPSIS

MARCH 8, 2011

PETE CONSTANT
ASH KALRA
SAM LICCARDO
KANSEN CHU
XAVIER E. CAMPOS

DISTRICT 1
DISTRICT 2
DISTRICT 3
DISTRICT 4
DISTRICT 5

CHUCK REED – CHAIR

PIERLUIGI OLIVERIO
MADISON P. NGUYEN
ROSE HERRERA
DONALD ROCHA
NANCY PYLE

DISTRICT 6
DISTRICT 7
DISTRICT 8
DISTRICT 9
DISTRICT 10

Call to Order and Roll Call

9:00 a.m. - Closed Session, Council Chambers Conference Room W133

Absent: None.

4:57 p.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.

1 CEREMONIAL ITEMS

None

2 CONSENT CALENDAR

2.1 Approval of Minutes.

- (a) Approval of Redevelopment Agency Minutes for the Regular meeting of January 25, 2011.
- (b) Approval of Redevelopment Agency Minutes for the Regular meeting of February 1, 2011.
- (c) Approval of Redevelopment Agency Minutes for the Regular meeting of February 8, 2011.
- (d) Approval of Redevelopment Agency Minutes for the Regular meeting of February 15, 2011.

Approved

2.2 Approval of Council/Board Committee Reports.

- (a) Report of the Public Safety, Finance and Strategic Support Committee – February 17, 2011. (Constant)
- (b) Report of the Rules and Open Government Committee – February 2, 2011. (Mayor)
- (c) Report of the Rules and Open Government Committee – February 9, 2011. (Mayor)
- (d) Report of the Rules and Open Government Committee – February 16, 2011. (Mayor)

Approved

3 GENERAL

3.1 Report of the Executive Director, Harry S. Mavrogenes.

Executive Director Harry S. Mavrogenes reported that the Edenvale Community Center achieved LEED Gold Certification on March 7, 2011 for sustainable building design.

3.2 Acceptance of the Agency's Financial Progress Report.

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

3.3 Approval to amend time limitations and extend the effectiveness of certain redevelopment plans and the last day to repay indebtedness for those plans in accordance with AB 26.

Recommendation: Adoption of resolutions by the Redevelopment Agency Board in accordance with AB 26 which allows these extensions in exchange for the Supplemental Education Revenue Augmentation Fund payment made in FY 2009-2010:

- (a) Amending the time limitations and extending by one year the effectiveness of the redevelopment plans and the last day to repay indebtedness with respect to the Redevelopment Plans for the Almaden Gateway, Century Center, Edenvale, Guadalupe-Auzerais, Julian-Stockton, Market Gateway, Monterey Corridor, Olinder, Park Center, Pueblo Uno, Rincon de Los Esteros (1st and 2nd expansions), San Antonio Plaza, and Strong Neighborhoods Initiative (Diridon Area only) Redevelopment Project Areas; and,

Agency Resolution No. 6006 adopted.

- (b) Amending the time limitations and extending by one year the effectiveness of the redevelopment plan with respect to the Redevelopment Plans for The Alameda, Alum Rock Avenue, East Santa Clara Street, Japantown, Rincon de los Esteros (3rd expansion), Story Road, and West San Carlos Street Redevelopment Project Areas.

Agency Resolutions No. 6007 adopted.

4 NEIGHBORHOOD IMPROVEMENT STRATEGIES

None

5 HOUSING

None

6 PUBLIC FACILITIES AND SPACES

None

7 PRIVATE DEVELOPMENT

7.1 Approval of an amendment to the Ground Lease Agreement with F.C. Pavilion, LLC.

Recommendation: Approval of the second amendment to the Ground Lease Agreement with F.C. Pavilion, LLC, suspending the pass-thru rent from Camera 12 for a period up to five years as well as providing for the assignment of F.C. Pavilion LLC's rights under the Ground Lease to FC Pavilion Theatre, LLC. CEQA: Not a project, File No. PP10-066 (f). [SAN ANTONIO PLAZA]
Approved

8 JOINT REDEVELOPMENT AGENCY/COUNCIL

No Redevelopment-related actions were discussed on the City Council agenda today.

The City Council convened at 5:10 p.m. to consider Items 8.1 – 8.2 in a Joint Session.

8.1 Actions related to the San Jose Diridon Development Authority Joint Powers Agreement.

Recommendations: Adoption of resolutions by the City Council and Redevelopment Agency Board:

- (a) Authorizing the City Manager to execute, on behalf of the City, a joint powers agreement for the San Jose Diridon Development Authority;
City Council Resolution No. 75752 adopted.

8 JOINT REDEVELOPMENT AGENCY/COUNCIL

- 8.1** (b) Authorizing the Executive Director to: (i) execute, on behalf of the Redevelopment Agency, a joint powers agreement for the San Jose Diridon Development Authority; and (ii) execute such documents as necessary to transfer various Agency properties to the San Jose Diridon Development Authority.

Categorically Exempt File No. PP11-028 per CEQA Guidelines Section 15320, Changes in the Organization of Local Agencies. **[MERGED]**

Agency Resolution No. 6008 adopted.

8.2 Actions Related to the Transfer and Acceptance of Public Facilities.

Recommendation: Adoption of resolutions by the City Council and Redevelopment Agency Board:

- (a) Authorizing the City Manager to negotiate and execute, on behalf of the City, a Cooperation Agreement with the Redevelopment Agency, which provides for the transfer to the City of various properties which are public facilities; and,

City Council Resolution No. 75753 adopted.

- (b) Authorizing the Executive Director to negotiate and execute, on behalf of the Redevelopment Agency, a Cooperation Agreement with the City to provide for the transfer to the City of various Agency-owned properties acquired by the Agency and developed for, or to be developed for, public facilities.

CEQA: Not a Project. **[MERGED]**

Agency Resolution No. 6009 adopted.

- **Adjournment**

The Redevelopment Agency Board adjourned at 5:17 p.m.

SAN JOSE DIRIDON DEVELOPMENT AUTHORITY

1:30 P.M.

TUESDAY, MARCH 8, 2011

CHAMBERS

The San Jose Diridon Development Authority convened at 5:17 p.m.

- 1. Swearing in of Directors (Oath of Office).**
City Clerk Dennis Hawkins provided the Oath of Office to members of the San Jose Diridon Development Authority.
- 2. Public Comment.**
Members acknowledged letter from the Office of the County Counsel, County of Santa Clara.
- 3. Action on Consent Calendar:**
 - a. Adoption of a resolution to adopt Fair Political Practices Model Conflict of Interest Code and submit such code to the Code Reviewing Body.
Diridon Development Authority Resolution No. 100.1 adopted.
 - b. Adoption of a resolution to adopt Standard CEQA Guidelines.
Diridon Development Authority Resolution No. 101.1 adopted.
 - c. Authorization for the Authority's Executive Director to execute all documents and pay all fees necessary to obtain a federal tax ID number; and comply with State law requirements for new public entities, including listing on the roster of public agencies.
Approved.
 - d. Adoption of a resolution setting Regular Meeting location, date and time for annual meetings of the Authority.
Diridon Development Authority Resolution No. 102.1 adopted.
 - e. Adoption of a resolution approving the Authority bylaws.
Diridon Development Authority Resolution No. 103.1 adopted.

4. Adoption of a resolution authorizing the Authority's Executive Director to execute such documents needed and take such other actions needed for the acceptance of property transferred to the San Jose Diridon Development Authority.

Diridon Development Authority Resolution No. 104.1 adopted.

5. **Adjournment.**

The San Jose Diridon Development Authority and City Council adjourned at 5:22 p.m.