



# **REDEVELOPMENT AGENCY SYNOPSIS**

**MARCH 15, 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

**9:06 a.m.** - Closed Session, Council Chambers Conference Room W133

**Absent:** Constant, Kalra (Excused).

**3:14 p.m.** - Regular Session, Council Chambers, City Hall

**Absent:** Constant, Kalra (Excused).

- Open Forum
- Closed Session Report
- Orders of the Day

**The Orders of the Day were approved with items 3.3 and 8.1 added to the agenda by a 2/3 majority vote. (9-0-2)**

## **1 CEREMONIAL ITEMS**

---

None

## **2 CONSENT CALENDAR**

---

### **2.1 Approval of Minutes.**

- (a) Approval of Redevelopment Agency Minutes for the Special meeting of January 19, 2011.

**Approved**

### **2.2 Approval of Council/Board Committee Reports.**

- (a) Report of the Rules and Open Government Committee – February 23, 2011.  
(Mayor)
- (b) Report of the Rules and Open Government Committee – March 2, 2011.  
(Mayor)
- (c) Report of the Rules and Open Government Committee – March 9, 2011.  
(Mayor)

**Approved**

## **3 GENERAL**

---

### **3.1 Report of the Executive Director, Harry S. Mavrogenes (Verbal Report)**

**Executive Director Harry S. Mavrogenes reported that the California State Legislature would be voting on Governor Jerry Brown's proposed budget including the elimination of redevelopment on Wednesday, March 16, 2011. The outcome will determine whether there will be an impact on the Agency Board's ability to take future actions.**

### **3.2 Approval of an adjustment to the FY 2010-11 Revised Operating Budget, Operating Personnel Services line.**

**Recommendation:** Adoption of a resolution approving an adjustment to the Adopted FY 2010-11 Revised Operating Budget adding \$3.6 million to the Personnel Services appropriation. CEQA: Not a project. **[MERGED]**  
**Agency Resolution No. 6010 adopted.**

### **3.3 Approval of an adjustment to the FY 2010-11 Revised Capital Budget, Downtown Association project line.**

**Recommendation:** Adoption of a resolution approving an adjustment to the FY 2010-11 Adopted Revised Capital Budget, reallocating \$250,000 to the San Jose Downtown Association project line in the Merged Redevelopment Area, \$220,000 from the BioCenter: Equipment Acquisitions & Tenant Improvements project line in the Edenvale Redevelopment Area, and \$30,000 from the Downtown Business Improvements & Loans project line in the Merged Redevelopment Area, and amending the FY 2010-11 Agency appropriations resolution. CEQA: Exempt, File No. PP08-105. **[MERGED]**  
**Added under Orders of the Day. Agency Resolution No. 6011 adopted.**

## **4 NEIGHBORHOOD IMPROVEMENT STRATEGIES**

---

None

## **5 HOUSING**

---

None

## **6 PUBLIC FACILITIES AND SPACES**

---

### **6.1 Approval of an amendment to the lease with MACLA for 500-510 South First Street.**

#### **Recommendations:**

- (a) Approval of the second amendment to the Lease with Movimiento De Arte Y Cultura Latino Americano (MACLA), modifying the lease terms for space located at 500-510 South First Street of approximately 7,980 square feet.

#### **Approved**

- (b) Adoption of a resolution granting the Executive Director the authority to negotiate and execute an amendment to the MACLA Lease to add 3,700 square feet of vacant first floor retail space to the leased premises subject to MACLA being awarded a \$360,000 Peapod Academy Grant and after notice and a public hearing as required pursuant to Health and Safety Code Section 33431.

**Agency Resolution No. 6012 adopted.**

CEQA: Exempt, File No. PP07-104 [MONTEREY CORRIDOR]

## **7 PRIVATE DEVELOPMENT**

---

### **7.1 Approval of a Property Use Agreement with the Tabard Theatre Company.**

#### **Recommendations:**

- (a) Approval of a Property Use Agreement with the Tabard Theatre Company to provide theater space to non-profit community art organizations for a minimum of 90 days a year.

#### **Approved**

- (b) Adoption of a resolution approving an adjustment to the FY 2010-11 Adopted Capital Budget adding \$36,000 to the Competitive Art Capital Fund/Theater San Pedro Square project lines in the Merged Redevelopment Area; and amending the FY 2010-11 appropriations resolution.

**Agency Resolution No. 6013 adopted.**

CEQA: Not a project. [SNI]

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

---

*Item 9.1 on the City Council's Agenda related to "Review and Discussion of the Mayor's Budget Message" was heard and action taken during the Council meeting.*

**The City Council convened at 3:33 p.m. to consider Item 8.1 in a Joint Session.**

### **8.1 Approval of actions related to a Capital Equipment and Assistance Agreement with C8 MediSensors, Inc.**

#### **Recommendations:**

- (a) Adoption of a resolution by the Redevelopment Agency Board authorizing the Executive Director to negotiate and execute a Capital Equipment and Assistance Agreement with C8 MediSensors, Inc., in which the Agency will provide an amount not to exceed \$400,000 for the acquisition of industrial and manufacturing equipment to be installed at C8 MediSensors's new global headquarters and assembly facility in the Edenvale Redevelopment Project Area; and making certain findings as required by California Redevelopment Law.

**Agency Resolution No. 6014 adopted.**

- (b) Adoption of a resolution by the City Council authorizing the City Manager to negotiate and execute a Participation Agreement with C8 MediSensors that will provide funding in an amount equal to 90% of net new sales tax revenue generated in Year 1, 80% of the net new sales tax revenue generated in Year 2 and 50% of the net new sales tax revenue generated in Year 3 by C8 MediSensors's new headquarters facilities for three consecutive years.

**City Council Resolution No. 75761 adopted.**

CEQA: Not a project. [EDENVALE]

**Added under Orders of the Day.**

**The City Council portion of the meeting adjourned at 3:50 p.m.**

- **Adjournment**  
**The Redevelopment Agency Board adjourned at 3:50 p.m.**