

CHAIRMAN RICHARD S. CLAIRE
VICE CHAIRMAN JEFF IRA

DIRECTOR JIM HARTNETT
DIRECTOR DIANE HOWARD
DIRECTOR COLLEEN M. JORDAN
DIRECTOR BARBARA PIERCE
DIRECTOR IRA RUSKIN

**CITY COUNCIL
CITY OF REDWOOD CITY**

1017 MIDDLEFIELD ROAD – P.O. BOX 391
REDWOOD CITY, CALIFORNIA 94064-0391

REDEVELOPMENT MEETING
COUNCIL CHAMBER
March 24, 2003
7:05 p.m.

1. **CALL TO ORDER** – 7:30 p.m.
2. **ROLL CALL**
3. **PUBLIC COMMENT** - None

Agency Members Present: Hartnett, Howard, Pierce, Ruskin, Vice Mayor Ira, Mayor Claire

Agency Members Absent: Jordan

Staff Present: City Manager Everett, Financial Services Director/Assistant City Manager Ponty, City Clerk Howe, City Attorney Yamamoto, Assistant City Attorney Brower, Interim Community Development Services Director Liedstrand, Community Development Services Manager Patterson, Community Development Services Manager Passanisi, Senior Civil Engineer Chang, Traffic Engineer Haygood, Economic Development Coordinator Webb; Associate Planner Ekas, Downtown Manager Moeller, Housing Coordinator Jones-Thomas, Human Resources Director Rivera-Peña, Library Director Chen, Parks, Recreation and Community Services Superintendent Hover, Senior Civil Engineer Chang, Volunteer Balsamo

4. CONSENT CALENDAR -

Items on the Consent Calendar are considered to be routine by the Agency Board Members and will be enacted by one motion and one vote. There is no separate discussion of these items.

M/S Hartnett/Ruskin to waive reading of the Consent Calendar except the ordinances by title, adopt the resolutions and the ordinances, and approve other items. **The motion passed by a unanimous roll call vote by those present.**

- A. Approve the Minutes of the Joint Regular Meeting of January 27, 2003, Regular Redevelopment Agency Meeting of February 10, 2003 and the Joint Regular Meeting of February 24, 2003 as submitted; **RD MINUTE ORDER 03-08**

- B. Approve Funding Agreement with MP Redwood Court Associates

Approve the Agreement with MP Redwood Court Associates for funding to rehabilitate Redwood court apartments; Authorize the Executive Director to execute same and any documents necessary to effectuate the transaction, and allocate \$500,000.00 in RDA Housing funds; **RD MINUTE ORDER 03-09**

Vice Chairperson Ira stated he has a conflict of interest (client owns property adjacent to project) and would be abstaining on the following Consent Calendar items:

M/S Hartnett/Ruskin to waive reading of the Consent Calendar except the ordinances by title, adopt the resolutions and the ordinances, and approve other items. **The motion passed by a majority voice vote by those present, with Vice Chair Ira abstaining and Agency Member Jordan absent.**

- C. First Amendment to the construction and Reimbursement Agreement for Relocation of a Reinforced concrete box culvert in the Downtown area and appropriation of funds for the Culvert Relocation.

Approve the first Amendment to the Construction and Reimbursement Agreement with BHV Innisfree Ventures I, LLC, developers of the Downtown Retail-Cinema project, for demolition of an existing culvert and construction of a new concrete box culvert in order to allow for future construction of an underground public parking garage beneath the retail-cinema project and authorize the City Manager and the Redevelopment Agency Executive Director to make any non-substantive changes and execute same. **MINUTE ORDER RD 03-15**

Adopt **RESOLUTION RD 03-78** OF THE CITY OF REDWOOD CITY REDEVELOPMENT AGENCY APPROPRIATING THE SUM OF THREE MILLION SEVEN HUNDRED THOUSAND DOLLARS (\$3,700,000) FOR THE COST OF RELOCATING AND CONSTRUCTING A REINFORCED CONCRETE BOX CULVERT IN THE DOWNTOWN AREA.

- D. Downtown Culvert Reimbursement Agreement

Adopt a resolution that will preserve the Agency's ability to finance the culvert relocation project with tax exempt debt.

**RESOLUTION RD 03-79 DECLARING THE OFFICIAL INTENT TO REIMBURSE
EXPENDITURES FROM THE PROCEEDS OF TAX EXEMPT SECURITIES**

5. GENERAL

- A.** Hearing for the Relocation Plan for the Downtown Underground Public Parking Garage and the Retail-Cinema Project and appropriate funds for the relocation.

Economic Development Coordinator gave the background and stated that if the Plan is approved, the tenants will receive a 90-day notice for relocation. Staff is recommending approval of the plan and authorization for the Agency to proceed with the relocation efforts and provide relocation assistance to all the tenants in the area. By resolution, appropriation of the funds in the amount of approximately \$1.015 million necessary to provide the relocation assistance from the Redevelopment budget is also recommended.

Cecilia Melanson, Northern California Regional Director with Pacific Relocation Consultants (PRC), gave an explanation of the Plan. They assist agencies with the planning process and the Plan is prepared by interviewing all of the occupants of the project. Information regarding their existing circumstances and what they would need in terms of viable replacement sites is obtained. With approval of the Plan, the relocation planning process ends and the implementation process begins. She stated that the relocation benefits include, primarily, moving expenses and re-establishment expenses for the business occupants.

Public Comment:

Rudy Luca asked if the tenants are not satisfied with the relocation, what is done and who pays the costs.

Chairman Claire stated that the Redevelopment Agency will pay the costs.

Ms. Melanson stated that PRC will work closely with the tenants to identify a suitable replacement site for them. In some cases, businesses choose to not re-establish the business but in every case, they work to locate a suitable business site and then assist them with relocating to the site and re-establishing the business.

Sue Thompson, owner of Paradise Island, stated that some of the expenses will be out of pocket and asked if after 90 days if no relocation site is found, whether the time can be extended and how that might be done.

Economic Development Coordinator Webb stated that there is some time beyond the 90 days, but to stay on the fast track schedule of the project, construction on the parking garage must begin in late summer.

M/S Hartnett/Howard to approve the Relocation Plan dated February 2003 and authorize the Redevelopment Agency to proceed with the relocation efforts and to provide relocation assistance to all tenants in the project area as well as the single owner/occupant.

Adopt resolution **RD 03-80** OF THE CITY OF REDWOOD CITY REDEVELOPMENT AGENCY APPROPRIATING THE SUM OF ONE MILLION FIFTEEN THOUSAND DOLLARS (\$1,015,000) FOR THE COST OF RELOCATION ASSISTANCE

The motion passed by a majority voice vote by those present with Vice Chair Ira abstaining and Agency Member Jordan absent.

6. ADJOURNMENT – 8:07 p.m.

M/S Ruskin/Howard to adjourn and reconvene to the Regular City Council meeting. The motion passed by a majority roll call vote by those present.

Respectfully submitted,



Patricia S. Howe

Redevelopment Agency Secretary