CITY OF SAN JOSE
CAPITAL OF SILICON VALLEY

REDEVELOPMENT AGENCY BOARD

SYNOPSIS

April 10, 2001

LINDA J. LEZOTTE	DISTRICT 1		KEN YEAGER	DISTRICT 6
FORREST WILLIAMS	DISTRICT 2		GEORGE SHIRAKAWA, JR.	DISTRICT 7
CINDY CHAVEZ	DISTRICT 3	RON GONZALES CHAIR	DAVID CORTESE	DISTRICT 8
CHUCK REED	DISTRICT 4		JOHN DIQUISTO	DISTRICT 9
NORA CAMPOS	DISTRICT 5		PAT DANDO	DISTRICT10

Welcome to the San Jose Redevelopment Agency's Board meeting. Our Board is composed of the ten City Councilmembers and the Mayor, who serve as our Boardmembers and Chairperson.

This Agenda contains both a Consent Calendar section for routine business items requiring Board approval, and general business items arranged to correspond to the Agency's Core Service Areas. The Core Service Areas represent the policy-making level for strategic planning, policy setting, and investment decisions in the critical functions the Agency provides to the community and to the City. The four Core Service Areas are:

- ***Promote and Implement Neighborhood Improvement Strategies*** — Through collaboration, revitalize commercial and residential neighborhoods so they are livable, safe, diverse and economically sustainable.
- ***Enhance the Quality and Supply of the City's Housing Stock*** — Enhance the Quality and Supply of the City's Housing Stock
- ***Initiate and Facilitate Public Facilities and Spaces*** — To guide the creation of a fabric of public facilities and spaces that is useful, stable, inviting, delightful and instills pride in the community to foster the opportunity for other investments
- ***Initiate and Facilitate Private Development*** — Capitalize on market opportunities and facilitate private development in the fastest possible time with the highest quality customer service

You may speak to the Board about items on the agenda by submitting a Speaker's Card to the Agency's Clerk seated at the front table. If you wish to address the Board about an issue that is not on the Board agenda, you may speak during the "Open Forum" during the City Council's meeting. The Board is unable to discuss or take action on issues presented during Open Forum. According to State Law (the Brown Act), items must first be noticed on the agenda before any discussion or action. Tips for speaking to the Board:

- **Please submit a Blue Speaker's Card before the meeting or before the item is heard**. This ensures that your name is called for item(s) you wish to address, and that the meeting runs smoothly for all participants.
- When the Board reaches your item on the agenda, the Chairperson will open the public hearing and call your name. Please address the Board from the large podium located to the left of the Clerk's table.
- Each speaker generally has two minutes to speak per item. The amount of time allotted to speakers may vary at the Chairperson's discretion however, depending on the number of speakers and length of agenda.
- There are three lights to assist you with tracking your speaking time. They are located to the far right of the podium. The green light turns on when you begin speaking; the yellow light turns on when you have 30 seconds left; and, the red light comes on when your speaking time is up.

If you have any questions, please direct them to Agency staff seated at the tables just below the dais. Thank you for taking the time to attend today's meeting. We look forward to seeing you at future meetings. The Redevelopment Agency's Board meets on Tuesdays, following the City Council meeting at 1:30 p.m. Agendas of future meetings are posted immediately outside City Hall's main entrance and at: www.sjredevelopment.org.

CALL TO ORDER AND ROLL CALL

The meeting was called to order by Mayor Ron Gonzales at 2:33 p.m.

PRESENT: GONZALES, CAMPOS, CHAVEZ, CORTESE, DANDO, DIQUISTO, LEZOTTE, REED, SHIRAKAWA, JR., YEAGER, WILLIAMS.

ORDERS OF THE DAY

See Item 10 and the City Council Agenda for description of City Council agendized items relating to the Redevelopment Agency.

Item 2.3. was continued until April 24, 2001 and Item 6.2. was deferred until April 17, 2001.
Orders of the Day Approved.

1 CEREMONIAL ITEMS

None.

2 CONSENT CALENDAR

Notice to the public: There will be no separate discussion of Consent Calendar items as they are considered to be routine by the Agency Board and will be adopted by one motion. If a member of the Agency Board, staff, or public requests discussion on a particular item, that item will be removed from the Consent Calendar and considered separately.

2.1 Report of the Rules Committee – March 21, 2001
Vice Mayor Shirakawa, Jr., Chair

(1) Review April 3, 2001 Draft Agenda
(2) Add new items to the March 27, 2001 Amended Agenda

Approved.

2 CONSENT CALENDAR (Continued)

2.2 Approval of an amendment to a contract with Keyser Marston Associates, in the amount of $235,000, for a total contract amount not to exceed $685,000, for real estate and financial consulting services.

Recommendation: Adoption of a resolution:

(a) Approving the addition of $235,000 to the Adopted FY 2000-2001 Capital Budget Retail Program line item in the Merged Area from the Capital Reserve.
Resolution No. 5132 adopted.

(b) Amending the FY 2000-2001 Agency Appropriation resolution.
Resolution No. 5133 adopted.

(c) Approving the second amendment to the agreement with Keyser Marston Associates, in the amount of $235,000, for a total contract amount not to exceed $685,000, for real estate and financial consulting services.
Resolution No. 5134 adopted.

2.3 Approval of the early termination of a sublease with San Jose Jazz Society for Agency space at 60 South Market Street and approval of a sublease with Working Partnerships USA.

Recommendation: Approval of the early termination of the existing sublease with San Jose Jazz Society for approximately 1,000 square feet of Agency space at 60 South Market St and a sublease with Working Partnerships USA incorporating the Jazz Society space. CEQA: Resolution No. 68839.
Item 2.3. continued until April 24, 2001.

3 NEIGHBORHOOD IMPROVEMENT STRATEGIES

3.1 Approval of an Amended Preliminary Plan for the proposed Strong Neighborhoods Initiative (SNI) Redevelopment Project Area.

Recommendation: Adoption of a resolution approving the Amended Preliminary Plan for the proposed Strong Neighborhoods Initiative Redevelopment Project Area, as submitted by the Planning Commission; and authorizing the Executive Director to transmit the required information to local and state officials, to prepare all required reports and to initiate all required consultation.

3 NEIGHBORHOOD IMPROVEMENT STRATEGIES (Continued)

Public testimony received. Resolution No. 5135 adopted.

4 HOUSING

None.

5 PUBLIC FACILITIES AND SPACES

5.1 Approval of the purchase of property at 43 North 5th Street in the proposed Civic Plaza Project Area.

Recommendation: Approval of a Purchase and Sale Agreement with Elson G. Kim and Jeannette Kim, in the amount of $825,000 plus related closing costs, for the acquisition of 43 North 5th Street (APN: 467-20-006), in the area of a proposed development site on East Santa Clara Street. CEQA: Resolution No. 68905. **Approved.**

6 PRIVATE DEVELOPMENT

6.1 Approval of the second amendment to the agreement with Field Paoli, in the amount of $200,000, for a total contract amount not to exceed $400,000, for urban design and architectural consulting services and necessary appropriations actions.

Recommendation: Adoption of a resolution approving:

(a) The addition of $200,000 to the Adopted FY 2000-01 Capital Budget, Downtown Development Strategy line item in the Merged Area from the Capital Reserve.
Resolution No. 5136 adopted.

(b) The amendment of the FY 2000-01 Agency Appropriation resolution; and,
Resolution No. 5137 adopted.

6 PRIVATE DEVELOPMENT (Continued)

(c) The second amendment to the agreement with Field Paoli Architects, Inc., in the amount of $200,000, for a total contract amount not to exceed $400,000, for urban design and architectural consulting services.
Resolution No. 5138 adopted.

6.2 Approval of the first amendment to the lease agreement with House of Blues San Jose Restaurant Corporation for the property located at 27 South First Street, extending the lease termination period by 45 days.

Recommendation: Approval of the first amendment to the lease agreement with House of Blues San Jose Restaurant Corporation (HOB), which extends for forty-five days, to June 14, 2001, the period during which HOB or the Agency may terminate the lease if they are unable to agree upon a mutually acceptable solution to meeting the loading/unloading needs of HOB.
Item 6.2. deferred until April 17, 2001.

7 JOINT REDEVELOPMENT AGENCY/COUNCIL

7.1 Approval of an Amended and Restated Procedure for Formation and Election of the Project Area Committee in the SNI.

Recommendation: Adoption of resolutions by the City Council and Agency Board approving the Second Amended and Restated Procedure for Formation and Election of the Project Area Committee (PAC) for the proposed Strong Neighborhoods Initiative Redevelopment Project Area, providing for amended filing and election dates for the PAC.
Resolution No. 5139 adopted.

CLOSED SESSION REPORT

None.

ADJOURNMENT

The meeting was adjourned at 2:53 p.m.