

REDEVELOPMENT AGENCY BOARD

SYNOPSIS

June 26, 2001

LINDA J. LEZOTTE
FORREST WILLIAMS
CINDY CHAVEZ
CHUCK REED
NORA CAMPOS

DISTRICT 1
DISTRICT 2
DISTRICT 3
DISTRICT 4
DISTRICT 5

RON GONZALES CHAIR

KEN YEAGER
GEORGE SHIRAKAWA, JR.
DAVID CORTESE
JOHN DIQUISTO
PAT DANDO

DISTRICT 6
DISTRICT 7
DISTRICT 8
DISTRICT 9
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

Mayor Ron Gonzales called the meeting to order at 2:01 p.m.

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

ORDERS OF THE DAY

Item 7.1 is to be considered in a joint Redevelopment Agency Board/City Council session.

See Item 10 on the City Council Agenda for description of any City Council agenda items relating to the Redevelopment Agency.

The Agency Board will convene immediately following Item 1.

"Ceremonial Items" on the City Council Agenda.

Item 2.5 was removed from the Consent Calendar by Council member LeZotte for Council discussion. Item 5.2 was deferred until August 28, 2001. Orders of the Day Approved.

1 CEREMONIAL ITEMS

None.

2 CONSENT CALENDAR

2.1 Approval of Minutes:

Recommendation: Approval of Redevelopment Agency Minutes for:

(a) Regular meeting of June 5, 2001

Approved.

2.2 Report of the Agency Finance Committee – May 23, 2001

Council Member Dando, Chair

(1) Monthly Financial Statements – April 2001

(2) Capital Cost Report - April 2001

(3) Cash Flow Projection - April 2001

Approved.

2 CONSENT CALENDAR (Continued)

2.3 Report of the Rules Committee – June 6, 2001

Vice Mayor Shirakawa, Jr., Chair

- (1) Review June 19, 2001 Draft Agenda.
- (2) Add New Items to the June 12, 2001 Amended Agenda.
- (3) Rescheduling of the Urban Mixed Use Retail Study Session of June 7, 2001 to June 20, 2001.

Approved.

2.4 Report of the Rules Committee – June 13, 2001

Vice Mayor Shirakawa, Jr., Chair

- (1) Review June 26, 2001 Draft Agenda.
- (2) Add New Items to the June 19, 2001 Amended Agenda.

Approved.

2.5 Approval of the second amendment to the agreement with Mayfair Improvement Initiative for educational services in connection with the Cisco Networking Academy.

Recommendation: Approval of the second amendment to the agreement with Mayfair Improvement Initiative, increasing Agency assistance by \$158,250 for a total amount of \$263,650, for educational services in connection with the creation of a Cisco Networking Academy to serve San Jose's very low, low and moderate income residents in obtaining housing, modifying the scope of services, and extending the term through December 31, 2002.

Public testimony received. Boardmember LeZotte stated that the Cisco Networking Academy should be renamed the San Jose Cisco Networking Academy until Cisco's contribution to the Academy is disclosed. Approved.

3 NEIGHBORHOOD IMPROVEMENT STRATEGIES

None.

4 HOUSING

4.1 Approval of an agreement with the Housing Trust of Santa Clara County to provide a contribution of \$1,000,000 by the Agency.

Recommendation: Approval of an agreement with the Housing Trust of Santa Clara County to provide a contribution of \$1,000,000 by the Agency to the Endowment Fund after the Trust has received pledges of \$19,000,000 from other sources.

Approved.

4.2 Approval of an agreement for the relocation of a historic house to a privately-owned receiver site and authorization to negotiate and execute agreements for moving up to three additional historic houses to privately-owned receiver sites.

Recommendation: Approval of an agreement with John and Krista Salas to allow the relocation of one historic house to a privately-owned receiver site at 635 East Saint James, and adoption of a resolution authorizing the Executive Director to negotiate and execute agreements for the relocation of up to three additional houses to other privately-owned receiver sites located at 314 S. 17th Street, 106 N. 17th Street, and 216 N. 5th Street. CEQA: Resolution No. 68905.

Resolution No. 5194 adopted.

5 PUBLIC FACILITIES AND SPACES

5.1 Approval of the fourth amendment to the agreement with Carrier Johnson for architectural services for the Joint Library Project, in a total amount not to exceed \$12,450,000.

Recommendation: Approval of the fourth amendment to the agreement with Carrier Johnson, in the amount of \$875,000, for a total contract amount not to exceed \$12,450,000, for architectural design services for the San Jose State University/City of San Jose Joint Library Project.

Approved.

5 PUBLIC FACILITIES AND SPACES (Continued)

5.2 Finding of need and necessity for eminent domain acquisition of the property at 156 – 160 East Saint John Street for the parking garage for the Civic Center Project.

Recommendation: Adoption of a resolution determining that the public interest and necessity require the acquisition by eminent domain of the property owned by Keith Alan Watt and located at 156 – 160 East Saint John Street (APN: 467-20-018), for the parking garage for the Civic Center Project, and authorizing the General Counsel to file suit in eminent domain with respect to such property. CEQA: Resolution No. 68905.

Item 5.2 deferred until August 28, 2001.

5.3 Approval of amendments to agreements with Berger Detmer Architects, in a cumulative amount for the two amendments of \$469,175, for construction services related to the Jose Theater.

Recommendation:

- (a) Approval of the fourth amendment to the agreement with Berger Detmer Architects, Inc., in the amount of \$50,000, for a total amount not to exceed \$709,457, for the structural and facade upgrade of the Jose Theater, and amending the scope of services.

Approved.

- (b) Approval of the second amendment to a separate agreement with Berger Detmer Architects, Inc., in the amount of \$419,175, for a total amount not to exceed \$468,675, for architectural services associated with the Landlord Improvements for the Jose Theater, and amending the scope of services, and extending the term of the agreement through June 1, 2002.

Approved.

6 PRIVATE DEVELOPMENT

None.

7.1 Approval of a lease with The Comedy Club of San Jose, LLC, for an Improv comedy club at 62-64 South Second Street in the Jose Theatre.

Recommendation:

(a) Adoption of a resolution by the City Council accepting the summary of costs and findings of the Summary 33433 Report and the Estimated Reuse Valuation for the lease of approximately 14,000 square feet at 62-64 South Second Street to Comedy Club of San Jose, LLC, making certain findings, and approving the lease.

City Council resolution adopted.

(b) Approval of a lease with the Comedy Club of San Jose, LLC, for the property located at 62-64 South Second Street, for a ten-year term and two automatic options for and additional ten years.

Approved.

(c) Adoption of a resolution by the Agency Board approving a budget adjustment of \$200,000 to the Agency's Adopted FY 2001-2002 Capital Budget; Century Center: Jose Theatre RFQ/Facility Improvements and Leasing line item.

Resolution No. 5195 adopted.

CLOSED SESSION REPORT

None.

OPEN FORUM

Jesus Orozco, Billy Wang, Rudy Belluomini and Tony Tran, voiced their opposition to the Exclusive Negotiations Agreement with Black Hunt for redevelopment of the Tropicana Shopping Center.

ADJOURNMENT

The meeting was adjourned at 2:23 p.m.