CITY OF SAN JOSE
CAPITAL OF SILICON VALLEY

REDEVELOPMENT AGENCY BOARD

SYNOPSIS

March 27, 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 4:45 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.
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 7, 2001
Vice Mayor Shirakawa, Jr., Chair

(1) Review March 20, 2001 Draft Agenda
(2) Add new items to the March 13, 2001 Amended Agenda

Approved.

2.2 Report of the Rules Committee – March 14, 2001
Vice Mayor Shirakawa, Jr., Chair

(1) Review March 27, 2001 Draft Agenda
(2) Add new items to the March 20, 2001 Amended Agenda
(3) Approv Study Session Schedule for april 27, 2001, 7:00 – 9:00 p.m.

Approved.

2 CONSENT CALENDAR (Continued)

2.3 Approval for the General Counsel to execute an agreement with McDonough, Holland & Allen, in an amount not to exceed $100,000, for legal services.

Recommendation: Adoption of a resolution authorizing the General Counsel to execute an agreement with McDonough, Holland & Allen, in an amount not to exceed $100,000, for legal services.
Public testimony received. Resolution No. 5130 adopted.

3 NEIGHBORHOOD IMPROVEMENT STRATEGIES

3.1 Approval of an agreement with LSA Associates, Inc., for preparation of the SNI Environmental Impact Report.

Recommendation: Approval of an agreement with LSA Associates, Inc., in an amount not to exceed $475,000, for preparation of an Environmental Impact Report for the proposed Strong Neighborhoods Initiative (SNI) Redevelopment Project Area.
Public testimony received. Approved.

4 HOUSING

None.

5 PUBLIC FACILITIES AND SPACES

5.1 Approval of an amendment to the agreement with Keyser Marston Associates, Inc., for Redevelopment Plan amendment services.

Recommendation: Approval of the first amendment to the agreement with Keyser Marston Associates, Inc., in the amount of $360,000, for a total contract amount not to exceed $450,000, for consulting services required to amend Redevelopment Plans in various Project Areas.
Public testimony received. Approved.

6 PRIVATE DEVELOPMENT

6.1 Approval of an Exclusive Negotiations Agreement with Palladium San Jose, LLC, for the proposed development of a mixed-use project in the downtown.

Recommendation: Approval of an Exclusive Negotiations Agreement with Palladium San Jose, LLC, a Delaware Limited Liability Company wholly owned by The Palladium Company, for a term ending June 26, 2001, for the proposed development of a mixed-use project containing approximately three hundred twenty-five thousand square feet of retail and 1.3 million square feet of residential and office space.
Public testimony received. Approved.

7 JOINT REDEVELOPMENT AGENCY/COUNCIL

None.

CLOSED SESSION REPORT

None.

ADJOURNMENT

The meeting was adjourned at 5:30 p.m. to the Joint City/Agency Study Session at 7:00 p.m. in Council Chambers.