CITY OF SAN JOSE
CAPITAL OF SILICON VALLEY

REDEVELOPMENT AGENCY BOARD

SYNOPSIS

November 13, 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

Mayor Ron Gonzales called the meeting to order at 2:44 p.m.

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

ABSENT: DANDO, (EXCUSED), LEZOTTE, (EXCUSED), WILLIAMS (EXCUSED).

ORDERS OF THE DAY

See Item 10 on the City Council Agenda for description of any City Council agendized items relating to the Redevelopment Agency.
Orders of the Day Approved. Absent: Dando, LeZotte, Williams.

1 CEREMONIAL ITEMS

None.

2 CONSENT CALENDAR

2.1 Report of the Rules Committee – October 10, 2001
Vice Mayor Shirakawa, Jr., Chair
(a) Review October 23, 2001 Draft Agenda.
(b) Add New Items to the October 16, 2001 Amended Agenda.
Approved. Absent: Dando, LeZotte, Williams.

2.2 Report of the Rules Committee – October 17, 2001
Vice Mayor Shirakawa, Jr., Chair
(a) Review October 30, 2001 Draft Agenda.
(b) Add New Items to the October 23, 2001 Amended Agenda.
Approved. Absent: Dando, LeZotte, Williams.

2.3 Report of the Rules Committee – October 24, 2001
Vice Mayor Shirakawa, Jr., Chair
(a) Review November 6, 2001 Draft Agenda.
(b) Add New Items to the October 30, 2001 Amended Agenda.
Approved. Absent: Dando, LeZotte, Williams.

2 CONSENT CALENDAR (Continued)

2.4 Approval of an amendment to the agreement with Meyers, Nave, Riback, Silver & Wilson, for eminent domain legal services.

Recommendation: Approval of an amendment to the agreement with Meyers, Nave, Riback, Silver & Wilson, in the amount of $200,000 for a total contract amount not to exceed $300,000, for eminent domain legal services.
Approved. Absent: Dando, LeZotte, Williams.

2.5 Approval of an amendment to extend the term of the ENA with Movimiento de Arte y Cultura Latino Americana (MACLA), San Jose Institute for Contemporary Art, San Jose Museum of Quilts and Textiles, and Tapestry In Talent for the Agency-owned property at 500 South First Street by three months.

Recommendation: Approval of an amendment to extend the term of the Exclusive Negotiations Agreement (ENA) and project proposal due date with Movimiento de Arte y Cultura Latino Americana (MACLA), San Jose Institute for Contemporary Art, San Jose Museum of Quilts and Textiles, and Tapestry In Talent for the property owned at 500 South First Street through February 28, 2002.
Approved. Absent: Dando, LeZotte, Williams.

2.6 Approval of the first amendment to the master agreement with Earth Tech, Inc., for environmental services on an as-needed basis and revising the scope of services.

Recommendation: Approval of the first amendment to the master agreement with Earth Tech, Inc., in the amount of $150,000 for a total contract amount not to exceed $300,000, for environmental consulting services in various Redevelopment Project Areas on an as-needed basis and revising the scope of services.
Approved. Absent: Dando, LeZotte, Williams.

2.7 Approval of the first amendment to the agreement with Page and Turnbull, Inc., to consult on adaptive reuse and historic preservation.

Recommendation: Approval of the first amendment to the agreement with Page and Turnbull, Inc., in the amount of $100,000, for a total contract amount not to exceed $149,500, to provide historic preservation consulting services related to downtown historic areas.
Approved. Absent: Dando, LeZotte, Williams.

2.8 Approval of the amendments to agreements with three firms for services related to the Facade Improvement Programs in Japantown, West San Carlos, and East Santa Clara Street.

Recommendation: Agency Board approval of:

(a) The Second Amendment to the Agreement with Kenneth Rodriguez and Partners, Inc., in the amount of $75,000, for a total amount not to exceed $190,000, for architectural design and construction administration services for the Facade Improvement Program in the Japantown Project Area, extending the term through December 31, 2002, and authorizing the Executive Director to extend the agreement one additional year.

(b) The Seventh Amendment and Continuation to the Agreement with Edwin Bruce Associates, in the amount of $90,000, for a total amount not to exceed $373,000, for architectural design and construction administration services for the Facade Improvement Program in the West San Carlos Project Area, extending the term through December 31, 2002, and authorizing the Executive Director to extend the agreement one additional year.

(c) The Third Amendment to the Agreement with Anderson Brule Architects, in the amount of $33,000, for a total amount not to exceed $220,000, for architectural design and construction administration services for the Facade Improvement Program in the East Santa Clara Street Project Area, extending the term through December 31, 2002, and authorizing the Executive Director to extend the agreement one additional year.

Approved. Absent: Dando, LeZotte, Williams.

2.9 Approval of an agreement with San Jose Water Company for the installation of water services for the Fox California Theatre.

Recommendation: Approval of an agreement with San Jose Water Company in the estimated amount of $157,540, to be deposited with the San Jose Water Company for the installation of water services for the Fox California Theatre.
Approved. Absent: Dando, LeZotte, Williams.

END OF CONSENT CALENDAR

3 NEIGHBORHOOD IMPROVEMENT STRATEGIES

None.

4 HOUSING

4.1 Approval of an exception to the Inclusionary Housing Policy.

Recommendation: Adoption of a resolution, pertaining to the Inclusionary Housing Policy:

(a) Finding that Legacy Partners would incur an unreasonable economic hardship if they are required to provide 22 very-low income units in a proposed 367-unit apartment project to be located on the west side of North First Street; and,

(b) Requiring that the Inclusionary Housing Policy obligation associated with the Legacy Partners proposed project be fulfilled as follows:

(1) Legacy Partners must set aside 33 units within their project for low or moderate-income households and pay a $660,000 in-lieu fee to the City of San Jose Housing Department.

(2) The Housing Department shall designate 22 units in the Girasol II Senior Apartment Project as Alternative Designated Units.

Public testimony received. Resolution No. 5229 adopted. Boardmember Chavez supported staff's recommendations with the following three changes: The in-lieu fee of $660,000 is to be split between the City's Housing and Homeless Fund and the Extremely Low Income Housing Fund; that the process of funding the City's Housing and Homeless Fund be referred to the City's Budget process; and that staff be directed to review the practice of designating existing units to meet the Inclusionary Housing requirement.

5 PUBLIC FACILITIES AND SPACES

None.

6 PRIVATE DEVELOPMENT

None.

7 JOINT REDEVELOPMENT AGENCY/COUNCIL

None.

CLOSED SESSION REPORT

None.

OPEN FORUM

None.

ADJOURNMENT

The meeting was adjourned at 3:03 p.m.