

# **REDEVELOPMENT AGENCY BOARD**

## **SYNOPSIS**

**November 27, 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](http://www.sjredevelopment.org).

## **CALL TO ORDER AND ROLL CALL**

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**Mayor Ron Gonzales called the meeting to order at 2:33 p.m.**

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

**ABSENT: DANDO, (EXCUSED).**

## **ORDERS OF THE DAY**

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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, Diquisto.**

### **1 CEREMONIAL ITEMS**

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**None.**

### **2 CONSENT CALENDAR**

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#### **2.1 Report of the Agency Finance Committee – October 24, 2001 Council Member Dando, Chair**

- (1) Monthly Financial Statements – September 2001
- (2) Capital Cost Report – September 2001
- (3) Cash Flow Projection – September 2001
- (4) Proposed Tax Allocation Bond Sale

**Approved. Absent: Dando, Diquisto.**

#### **2.2 Approval of Redevelopment Agency Board Meeting Minutes:**

##### **Recommendation:**

- (a) Approval of the Agency Board Minutes for the Regular meeting of September 18, 2001

**Approved. Absent: Dando, Diquisto.**

## **2 CONSENT CALENDAR (Continued)**

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- (b) Approval of the Agency Board Minutes for the Regular meeting of September 25, 2001  
**Approved. Absent: Dando, Diquisto.**
- (c) Approval of the Agency Board Minutes for the Regular meeting of October 2, 2001  
**Approved. Absent: Dando, Diquisto.**
- (d) Approval of the Agency Board Minutes for the Regular meeting of October 16, 2001  
**Approved. Absent: Dando, Diquisto.**

### **2.3 Report of the Rules Committee – November 7, 2001 Vice Mayor Shirakawa, Jr., Chair**

- (a) Review November 20, 2001 Draft Agenda.
- (b) Add New Items to the November 13, 2001 Amended Agenda  
**Approved. Absent: Dando, Diquisto.**

**END OF CONSENT CALENDAR**

## **3 NEIGHBORHOOD IMPROVEMENT STRATEGIES**

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**None.**

## **4 HOUSING**

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### **4.1 Approval of a supplement to the Indenture of Trust for the Agency's \$38,000,000 Multifamily Housing Revenue Bonds (101 San Fernando Apartments) Series 1998A.**

**Recommendation:** Adoption of a resolution by the Agency Board approving the First Supplement to the Indenture of Trust for the Agency's \$38,000,000 Variable Rate Demand Multifamily Housing Revenue Bonds (101 San Fernando Apartments) Series 1998A and other related actions in connection with Forest City's request for a substitution of the Letter of Credit securing the Bonds.  
**Public testimony received. Resolution No. 5230 adopted. Absent: Dando, Diquisto.**

## 5 PUBLIC FACILITIES AND SPACES

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None.

Boardmember Diquisto entered the meeting at 2:39 p.m.

## 6 PRIVATE DEVELOPMENT

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### 6.1 Approval of an extension to the ENA with Palladium San Jose, LLC, for the retail, residential and office space mixed-use project.

**Recommendation:** Approval of an extension of the Exclusive Negotiations Agreement (ENA) with Palladium San Jose, LLC, extending the term of the agreement through May 31, 2002, 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. Absent: Dando.**

## 7 JOINT REDEVELOPMENT AGENCY/COUNCIL

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### 7.1 City Council and Agency Board actions related to issuance of Merged Area Redevelopment Project Revenue Bonds Series 2002 in an amount not to exceed \$350,000,000.

**Recommendation:**

- (a) Adoption of a resolution by the Agency Board:
  - (1) Authorizing the issuance of Merged Area Redevelopment Project Tax Allocation Bonds Series 2002 in a principal amount not to exceed \$350,000,000; and approving in substantially final form the Fifth Supplemental Indenture of Trust with Union Bank, as Trustee; and,
  - (2) Approving in substantially final form, the Notice of Sale and Preliminary Official Statement (POS), and authorizing the distribution of the Notice Inviting Bids and POS; and,

**7 JOINT REDEVELOPMENT AGENCY/COUNCIL (Continued)**

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- (3) Authorizing the Executive Director to award the Bonds to the lowest bidder, based on a true interest cost not to exceed six percent, with underwriter fees not to exceed three percent of the par amount; and,
- (4) Authorizing all officers, agents and employees to take such actions and execute such documents necessary and desirable to accomplish issuance of the Bonds; and,
- (5) Authorizing Stone & Youngberg, the Agency's Financial Advisor, to bid on the sale of the Bonds; and,
- (6) Authorizing the Executive Director to qualify the Bonds for municipal bond insurance and to purchase a surety bond.

**Public testimony received. Resolution No. 5231 adopted. Absent: Dando.**

- (b) Adoption of a resolution by the City Council approving the issuance of Merged Area Redevelopment Project Tax Allocation Bonds Series 2002 in a principal amount not to exceed \$350,000,000.

**Public testimony received. City Council Resolution 70726 adopted. Absent: Dando.**

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**CLOSED SESSION REPORT**

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**None.**

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**OPEN FORUM**

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**None.**

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**ADJOURNMENT**

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**The meeting was adjourned at 3:02 p.m.**