CITY OF SAN JOSE
CAPITAL OF SILICON VALLEY

REDEVELOPMENT AGENCY BOARD

SYNOPSIS

October 23, 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 3:49 p.m.

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

ABSENT: CHAVEZ (EXCUSED), SHIRAKAWA, JR. (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.

New item to be added as 5.1:

5.1 Approval of a budget adjustment for The Tech Museum of Innovation settlement agreement.

Recommendation: Adoption of resolutions:

(a) Approving an addition to the Adopted FY 2001-2002 Capital Budget of $1,820,000 to the Tech Museum project line in the Park Center Redevelopment Area, and;

(b) Approving an amendment of the FY 2001-2002 Agency appropriation resolution.

Orders of the Day Approved. Absent: Chavez, Shirakawa, Jr.

1 CEREMONIAL ITEMS

None.

2 CONSENT CALENDAR

2.1 Report of the Rules Committee – September 26, 2001
Vice Mayor Shirakawa, Jr., Chair

(a) Review October 9, 2001 Draft Agenda.
(b) Add New Items to the October 2, 2001 Amended Agenda.

Approved. Absent: Chavez, Shirakawa, Jr.

2 CONSENT CALENDAR (Continued)

2.2 Report of the Rules Committee – October 3, 2001
Vice Mayor Shirakawa, Jr., Chair
(a) Review October 16, 2001 Draft Agenda.
(b) Add New Items to the October 9, 2001 Amended Agenda.
Approved. Absent: Chavez, Shirakawa, Jr.

2.3 Approval of the third amendment to the agreement with Field Paoli Architects, Inc., in the amount of $200,000, for a total amount not to exceed $600,000, for project design review and urban design services.

Recommendation: Approval of the third amendment to the agreement with Field Paoli Architects, Inc., in the amount of $200,000, for a total contract amount not to exceed $600,000, for project design review and urban design consulting services in the greater downtown area and extending the term of the agreement through September 30, 2002.
Approved. Absent: Chavez, Shirakawa, Jr.

END OF CONSENT CALENDAR

3 NEIGHBORHOOD IMPROVEMENT STRATEGIES

3.1 Approval of an amendment with Mineweaser & Associates, in the amount of $75,000, for a total contract amount of $695,000, for services related to the relocation of historically significant houses in the Civic Center Area.

Recommendation: Approval of the second amendment to the agreement with Mineweaser & Associates, in the amount of $75,000, for a total contract amount not to exceed $695,000, for services related to the relocation of historically significant houses in the Civic Center Redevelopment Area. CEQA: Resolution No. 68905.
Item 3.1. deferred to October 30, 2001.

4 HOUSING

None.

5 PUBLIC FACILITIES AND SPACES

5.1 Approval of a budget adjustment for The Tech Museum of Innovation settlement agreement.

Recommendation: Adoption of resolutions:

(a) Approving an addition to the Adopted FY 2001-2002 Capital Budget of $1,820,000 to the Tech Museum project line in the Park Center Redevelopment Area.
Resolution No. 5214 adopted. Absent: Chavez, Shirakawa, Jr.

(b) Approving an amendment of the FY 2001-2002 Agency appropriation resolution.
Resolution No. 5215 adopted. Absent: Chavez, Shirakawa, Jr.

6 PRIVATE DEVELOPMENT

None.

7 JOINT REDEVELOPMENT AGENCY/COUNCIL

7.1 Approval of a Purchase and Sale Agreement with the Emergency Housing Consortium, Inc., in the amount of $752,500, for the acquisition of 26-28 South Fifth Street and a Relocation and Development Agreement with Emergency Housing Consortium for the Our House Youth Shelter project.

Recommendation:

(a) Approval by the Agency Board of a Purchase and Sale Agreement with EHC in the amount of $725,500, plus related closing costs for the acquisition of 26-28 South Fifth Street within the Civic Plaza Project Area; and,

(b) Adoption of a resolution by the City Council approving the disposition of property located at the northeast corner of South Third and East William Streets to the Emergency Housing Consortium, accepting the 33433 Summary Report, and finding that the disposition of the property will assist in the elimination of blight and that the consideration for the property is not less than the fair reuse value for the proposed use, with the covenants and conditions and development costs authorized by the Relocation and Development Agreement;

(c) Adoption of a resolution by the Agency Board approving a Relocation and Development Agreement and authorizing the Executive Director to execute ancillary documents contemplated by the Relocation and Development Agreement and to close escrow and dispose of the property described in the Relocation and Development Agreement subject to compliance with the terms of the Relocation and Development Agreement, and to negotiate and execute amendments to the Relocation and Development Agreement substantially in conformance with the intent of the Relocation and development Agreement as reasonably necessary to conform to lender requirements.

Item 7.1. deferred to October 30, 2001.

7.2 Approval of the DDA with CIM California Urban Real Estate Fund L.P., for the development of the Twohy Building, including approximately 32 residential live-work units, with ground floor retail use, and acceptance of the 33433 Summary Report and Re-Use Appraisal.

Recommendation: Adoption of resolutions:

(a) By the City Council approving the disposition of the Twohy Building located at 210 S. First Street, between San Fernando and San Carlos Streets, to CIM California Urban Real Estate Fund L.P., accepting the 33433 Summary Report and Re-Use Appraisal, and finding that the disposition of the property will assist in the elimination of blight, is consistent with the Implementation Plan for the San Antonio Plaza Redevelopment Project Area and that the consideration for the property is not less than the fair reuse value for the proposed use, with the covenants and conditions and development costs authorized by the Disposition and Development Agreement (DDA).
City Council Resolution adopted. Absent: Chavez, Shirakawa, Jr.

7 JOINT REDEVELOPMENT AGENCY/COUNCIL (Continued)

(b) By the Agency Board approving the addition of $1.8 million to the Adopted FY 2001-2002 Capital Budget Twohy Building DDA project line in the San Antonio Redevelopment Area and amending the FY 2001-2002 Agency appropriation resolution.
Agency Board Resolution No. 5216. Absent: Chavez, Shirakawa, Jr.

(c) By the Agency Board approving the proposed FY 2001-02 capital rebudget for the San Antonio Plaza, Twohy Building (DDA) project.
Agency Board Resolution No. 5217. Absent: Chavez, Shirakawa, Jr.

(d) By the Agency Board approving the DDA and authorizing the Executive Director to execute ancillary documents contemplated by the DDA and to close escrow and convey the Property subject to compliance with the terms of the DDA, and to negotiate and execute amendments to the DDA substantially in conformance with the intent of the DDA as reasonably necessary to conform to lender requirements.
Agency Board Resolution No. 5218. Absent: Chavez, Shirakawa, Jr.

CLOSED SESSION REPORT

General Counsel, Richard Doyle, stated that there is a settlement in the case of Scott Electric versus S.J. Amoroso related to The Tech Museum. The Redevelopment Agency will pay $1,820,000.

OPEN FORUM

None.

ADJOURNMENT

The meeting was adjourned at 4:07 p.m.