CITY OF SAN JOSE
CAPITAL OF SILICON VALLEY

# REDEVELOPMENT AGENCY BOARD

# SYNOPSIS

**October 30, 2001**

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| 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 3:31 p.m.**

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

**ABSENT: DANDO (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.**

## 1 CEREMONIAL ITEMS

**None.**

## 2 CONSENT CALENDAR

### 2.1 Approval of Minutes:

**Recommendation:** Approval of Redevelopment Agency Minutes for the Regular meeting of August 28, 2001.
**Approved. Absent: Dando.**

**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.

## 3 NEIGHBORHOOD IMPROVEMENT STRATEGIES (Continued)

**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.
**Approved. Absent: Dando.**

## 4 HOUSING

### 4.1 Approval of a Purchase and Sale Agreement with 480 South Third Street Partners, in the amount of $800,000, for the acquisition of 480 S. Third Street.

**Recommendation:** Approval of a Purchase and Sale Agreement with 480 South Third Street Partners, in the amount of $800,000 plus related closing costs, for the acquisition of 480 S. Third Street (APN: 467-47-101), for the proposed relocation of the Emergency Housing Consortium Youth Facility.
**Public testimony received. Approved. Absent: Dando.**

## 5 PUBLIC FACILITIES AND SPACES

**None.**

## 6 PRIVATE DEVELOPMENT

**None.**

## 7 JOINT REDEVELOPMENT AGENCY/COUNCIL

### 7.1 Approval of a Purchase and Sale Agreement with the Emergency Housing Consortium, Inc., 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.

**Boardmember Chavez read the following addendum to the motion:**

**"I'd like to move that we approve the Relocation and Development Agreement contingent upon the execution of an addendum to the Agreement that specifies that the preferred site at 3rd and Williams Street shall only be acceptable as a permanent site for relocation of Our House program if the permanent facility includes the operation of a City-Year program. I also want to move to authorize the Executive Director to execute such an addendum. In addition, I want to make sure that the Development Agreement reflects a partnership between EHC/City-Year, and the Redevelopment Agency. That EHC/City-Year Team continue to work with the community to resolve the community concerns that have been related today. That a special focus be considered for opportunities to include additional historic homes as part of the site development. A recognition that EHC/City-Year not be able to proceed at this site, should they not be able to proceed at this site, that the agreements provide for continued pursuit of other options for that property and the development of an EHC/City-Year facility at an alternative site if one can be identified. Should EHC and City-Year proceed with the project, the Development Agreement incorporate a clause that insures that should EHC and City-Year cease to use the facility for the uses that are specific needs to Our House and to City-Year, that the property would revert to the Redevelopment Agency and be used for residential, non-shelter uses. I'd like to include all of those things in moving both 7.1 and item 4.1."**

**Recommendation:**

(a) Approval by the Agency Board of a Purchase and Sale Agreement with EHC, in the amount of $752,500, plus related closing costs for the acquisition of 26-28 South Fifth Street within the Civic Plaza Project Area.
**Public testimony received. Approved. Absent: Dando.**

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

## 7 JOINT REDEVELOPMENT AGENCY/COUNCIL (Continued)

(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.
**Public testimony received. Resolution No. 5222 adopted.**
**Absent: Dando.**

## CLOSED SESSION REPORT

**None.**

## OPEN FORUM

**None.**

## ADJOURNMENT

**The meeting was adjourned at 3:53 p.m.**