



# **REDEVELOPMENT AGENCY BOARD AGENDA**

**MAY 28, 2002**

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.

Attached is the Redevelopment Agency's Board agenda for today's meeting. The 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 Critical Service Areas. The Critical Service Area represents 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 Critical 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 provide input on Board agenda items by filling out a BLUE Speaker's Card and submitting it 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; please be advised that the Council/Board is unable to take action on issues presented during "Open Forum." If you wish to speak to the Board, below are some tips to help you:

- **Please submit a speaker's card before the meeting or before the item is heard.** This will ensure that your name is called for the item(s) you wish to address, and ensure 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).

To arrange an accommodation under the Americans with Disabilities Act to participate in this public meeting, please call 1 (408) 277-4424 or 1 (408) 998-5299 (TTY) at least two business days before the meeting.

On occasion the Agency Board may consider agenda items out of order.

- **Call to Order and Roll Call**

9:30 a.m.- Closed Session, Room 600, City Hall

See Separate Agenda

1:30 p.m.- Regular Session, Council Chambers, City Hall

- **Orders of the Day**

Items 7.1 – 7.2 are to be considered in a joint Redevelopment Agency Board/City Council session.

See Item 10 on the City Council Agenda for description of any City Council agendized items relating to the Redevelopment Agency.

## **1 CEREMONIAL ITEMS**

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## **2 CONSENT CALENDAR**

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**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 – May 8, 2002**

**Vice Mayor Shirakawa, Jr., Chair**

(a) Review May 21, 2002 Draft Agenda.

(b) Add New Items to the May 14, 2002 Agenda.

## **3 NEIGHBORHOOD IMPROVEMENT STRATEGIES**

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*(Revitalize commercial and residential neighborhoods so they are livable, safe, diverse and economically sustainable.)*

## 4 HOUSING

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*(Enhance the Quality and Supply of the City's Housing Stock)*

## 5 PUBLIC FACILITIES AND SPACES

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*(Creation of public facilities and spaces that is useful, stable, inviting, delightful and instills pride in the community to foster the opportunity for other investments)*

## 6 PRIVATE DEVELOPMENT

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*(Capitalize on market opportunities and facilitate private development in the fastest possible time with the highest quality customer service)*

### 6.1 **Approval of a sublease between Campbell Plaza Theatres, Inc., and F.C. Pavilion, LLC, for the Block 7 Theater Building located between First and Second Streets along Paseo de San Antonio.**

**Recommendation:** Approval of a sublease between Campbell Plaza Theatres, Inc., and F.C. Pavilion, LLC, for the Block 7 Theater Building located between First and Second Streets along Paseo de San Antonio adjacent to the Twohy Building, and authorization for the Executive Director to execute such documents as required in connection with such approval. **(SAN ANTONIO PLAZA)**

## 7 JOINT REDEVELOPMENT AGENCY/COUNCIL

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### 7.1 **Approval of the second amendment to the lease with The Comedy Club of San Jose, LLC, for an Improv comedy club at 62-64 South Second Street in the Jose Theatre.**

**Recommendations:**

- (a) Adoption of a resolution by the City Council approving the Second Amendment to the lease of the Agency's property at 62-64 South Second Street to the Comedy Club of San Jose, LLC, and making certain findings.

## **7 JOINT REDEVELOPMENT AGENCY/COUNCIL**

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- 7.1 (b) Approval by the Agency Board of the Second Amendment to the lease between Comedy Club of San Jose, LLC (Tenant) and the Agency (Landlord) for the property located at 62-64 South Second Street, amend the scope of work within the Landlord Improvements to conform with the construction documents and to increase the Landlord Improvement Allowance from \$3,634,583 to \$4,181,340; and,
- (c) Adopt a resolution by the Agency Board approving a budget adjustment of \$837,514 to the Agency's Adopted FY 2001-2002 Capital Budget; Century Center: Jose Theatre RFQ/Facility Improvements and Leasing line item increasing the total estimated Agency assistance from \$5,105,731 to \$5,943,245.

CEQA: Resolution No. 67721 (**CENTURY CENTER**)

### **7.2 Approval of the extension of the Civic Plaza Project Area Committee for one year.**

**Recommendation:** Adoption of a resolution by the City Council approving the extension of the Civic Plaza Project Area Committee for one year, through June 10, 2003. (**CIVIC PLAZA**)

- **Closed Session Report**
- **Open Forum—To be heard jointly with City Council Public Discussion.**
- **Adjournment**