

**REDEVELOPMENT AGENCY
BOARD
AMENDED AGENDA**

APRIL 2, 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
DISTRICT 10

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**

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

1 CEREMONIAL ITEMS

2 CONSENT CALENDAR

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.

3 NEIGHBORHOOD IMPROVEMENT STRATEGIES

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

4 HOUSING

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

5 PUBLIC FACILITIES AND SPACES

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

5.1 Determination of need and necessity for use of eminent domain to acquire interests of San Jose Parking, Inc., in an Exclusive Negotiations and Operations Agreement between San Jose Parking, Inc., and the San Jose Redevelopment Agency, which affects real property located on South Second between Santa Clara and San Fernando Streets and situated in the Century Center Redevelopment Area of downtown San Jose.

Recommendation:

- (a) Adoption of a resolution determining that the public interest and necessity require the acquisition by eminent domain of the interests of San Jose Parking, Inc., in that certain Exclusive Negotiations and Operations Agreement between San Jose Parking, Inc., and the San Jose Redevelopment Agency dated February 6, 1997, which agreement affects real property located on the west side of Second Street, between Santa Clara Street and San Fernando Streets, in San Jose, California (APN 467-22-121), commonly known as the Fountain Alley Parking Lot, and authorizing the General Counsel to file suit in eminent domain with respect to such property.
- (b) Adoption of a resolution approving the new project budget of \$3,747,000 in the Adopted FY 2001-2002 Capital Budget Fountain Alley Parking Lot as a new project line in the Century Center Redevelopment Area and amending the FY 2001-2002 Agency appropriations resolution.

CEQA: Resolution No. 68839 (**CENTURY CENTER**)

***5.2 Approval of the Downtown Signage Program Master Plan and an agreement with Bohannon Eberts Design, LLC, to provide architectural and graphic design services for the Greater Downtown Signage Program, in the amount of \$475,000.**

Recommendations:

- (a) Approval of the Downtown Signage Program Master Plan; and,
- (b) Approval of an agreement with Bohannon Eberts Design, LLC, to provide architectural and graphic design services for the Greater Downtown Signage Program, in an amount not to exceed \$475,000, and a term through

June 30, 2003, and authorizing the Executive Director to extend the agreement one additional year at no additional cost.
CEQA: Resolution No. 68839 (**MERGED**) [Deferred March 26, Item 5.1]

6 PRIVATE DEVELOPMENT

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

7 JOINT REDEVELOPMENT AGENCY/COUNCIL

***7.1 City Council and Agency Board actions related to the approval of Disposition and Development Agreements for historic houses at 394 and 450 North Fourth Street and making certain findings.**

Recommendation:

- (a) Adoption of a resolution by the City Council approving the disposition of property located at 394 North Fourth Street to Spartan Shops, accepting the 33433 Summary Report, and making certain findings; and,
- (b) Adoption of a resolution by the Agency Board approving the Disposition and Development Agreement (DDA) with Spartan Shops for the property located at 394 North Fourth Street, and authorizing the Executive Director to execute ancillary documents contemplated by the DDA and to close escrows and dispose of the property described in the DDA, subject to compliance with terms of the DDA.
- (c) Adoption of a resolution by the City Council approving the disposition of property located at 450 North Fourth Street to Melonee and Tranel Hawkins and Warren Herndon, accepting the 33433 Summary Report, and making certain findings; and,
- (d) Adoption of a resolution by the Agency Board approving the Disposition and Development Agreement with Melonee and Tranel Hawkins and Warren Herndon for the property located at 450 North Fourth Street, and authorizing the Executive Director to execute ancillary documents contemplated by the DDA and to close escrows and dispose of the property described in the DDA, subject to compliance with terms of the DDA.

CEQA: Resolution No. 68905 (**CIVIC PLAZA**) [Continued from March 26, Item 7.1]

• Closed Session Report

- **Open Forum—To be heard jointly with City Council
Public Discussion**
- **Adjournment**