

# **REDEVELOPMENT AGENCY BOARD AGENDA**

**JUNE 18, 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

**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.**

## **• Orders of the Day**

- \* Items marked with an asterisk denote changes or additions to the previously published Agenda for this meeting.  
Item 7.1 is to be considered in a joint Redevelopment Agency Board/City Council session.  
Following item will be heard under Section 10 on the City Council Agenda prior to the convening of the Redevelopment Agency Board meeting:

### **\*10.1 Adoption of resolutions pertaining to the FY 2002-2003 Agency Budget and FY 2003-2007 Capital Improvement Program (CIP).**

**Recommendation:** Adoption of resolutions by the City Council and Agency Board pertaining to the Agency's annual budgets, CIP, and public improvements as follow:

- (a) Adoption by the Agency Board of the FY 2002-2003 Revenue and Appropriation Resolutions for the Operating and Capital Budgets; and making certain determinations regarding the expenditure of Agency funds to eradicate graffiti; and
- (b) Adoption of a resolution by the Agency Board approving amendments to the FY 2001-2002 Appropriations Resolution to reflect various modifications to the FY 2001-2002 Capital Budget.
- (c) Adoption of a resolution by the City Council making certain determinations regarding the expenditure of Agency funds on public improvements; and,
- (d) Adoption of resolutions by the City Council and Agency Board authorizing the City Manager and Executive Director to negotiate and execute the FY 2002-2003 Cooperation Agreements between the City and the Agency for the Merged Area Redevelopment Project for Capital Improvements, and the agreement regarding operating expenses.

(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 Approval of an amendment to a contract with Keyser Marston Associates for real estate and financial consulting services, and a new one-year agreement with Keyser Marston Associates.**

**Recommendation:**

- (a) Approval of the fourth amendment to the agreement with Keyser Marston Associates, in the amount of \$150,000, for a total contract amount not to exceed \$1,105,000, for continued real estate and financial consulting services, with no extension of the agreement's term.
- (b) Approval of a new agreement, with a one-year term, with Keyser Marston Associates, in the amount of \$450,000, to provide real estate and financial consulting services.

**(MERGED)**

**2.2 Approval of changes to the Redevelopment Agency's retirement plan.**

**Recommendations:** Adoption of resolutions:

- (a) Approving the Amended and Restated Redevelopment Agency of the City of San Jose Retirement Plan, with an effective date of July 1, 2002, and authorizing the Executive Director to execute instruments related to the proposed plan document as may be necessary to maintain the eligible status of the Plan; and,
- (b) Approving the First Amendment to the Amended and Restated Redevelopment Agency of the City of San Jose Retirement Plan, which incorporates various provisions of the Economic Growth and Tax Relief Reconciliation Act of 2001.

**(MERGED)**

### **3 NEIGHBORHOOD IMPROVEMENT STRATEGIES**

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**3.1 Approval of an agreement with the San Jose Downtown Association for promotional and marketing consulting services.**

**Recommendation:** Adoption of a resolution approving an agreement with the San Jose Downtown Association, in an amount not to exceed \$400,000, for promotional and marketing consulting services for the period of July 1, 2002 through June 30, 2003, and making certain findings. **(MERGED)**

## **4 HOUSING**

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## **5 PUBLIC FACILITIES AND SPACES**

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## **6 PRIVATE DEVELOPMENT**

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

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### **7.1 Approval of a loan program to assist building owners and tenants in the downtown.**

**Recommendation:** Adoption of resolutions:

- (a) By the Agency Board approving the Retail Entertainment and Arts Loan Assistance Program to loans for building improvements to Downtown buildings to enhance the retail environment and improve the stability and diversity of downtown and Neighborhood Business Districts; and
- (b) By the City Council and Agency Board approving the Small Business Loan Program to provide reduced-rate financing, targeted to downtown and Neighborhood Business Districts, to stabilize and grow small retail businesses.

**(MERGED)**

**[Deferred to June 25, 2002]**

- **Closed Session Report**

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