

REDEVELOPMENT AGENCY BOARD AGENDA

APRIL 15, 2003

LINDA J. LE ZOTTE
FORREST WILLIAMS
CINDY CHAVEZ
CHUCK REED
NORA CAMPOS

DISTRICT 1
DISTRICT 2
DISTRICT 3
DISTRICT 4
DISTRICT 5

RON GONZALES CHAIR

KEN YEAGER
TERRY GREGORY
DAVID CORTESE
JUDY CHIRCO
PAT DANDO - VICE CHAIR

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**

Items recommended to be added, dropped, or deferred are usually approved under Orders of the Day unless the Council directs otherwise.

Item 7.1 is 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 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.

2.1 Approval of Board Meeting Minutes:

Recommendation: Approval of Redevelopment Agency Minutes for:

- (a) Regular meeting of December 10, 2002.
- (b) Regular meeting of December 17, 2002.

3 NEIGHBORHOOD IMPROVEMENT STRATEGIES

4 HOUSING

5 PUBLIC FACILITIES AND SPACES

6 PRIVATE DEVELOPMENT

7 JOINT REDEVELOPMENT AGENCY/COUNCIL

7.1 [Approval of the first amendment to the Disposition and Development Agreement with CIM California Urban Real Estate Fund, L.P., for the development of mixed-use infill projects in the Downtown core.](#)

Recommendations:

- (a) Adoption of a resolution by the City Council accepting the summary of costs and findings of the Amended Summary 33433 Report, pursuant to the California Health and Safety Code Section 33433, for the mixed-use development of three downtown sites referred to as Block 3, Fountain Alley parking lot, and Second and Santa Clara parking lot, finding that the sale of the three sites will assist in the elimination of blight, will provide housing for low and moderate-income persons, is consistent with the Implementation Plans, and that the consideration for the sites is not less than the fair reuse value with the covenants and conditions and development costs authorized by the sale; and,
- (b) Adoption of a resolution by the Redevelopment Agency Board approving the first amendment to the Disposition and Development Agreement with CIM California Urban Real Estate Fund, L.P., a Delaware Limited Partnership, for the development of mixed-use infill projects in the Downtown core and authorizing the Executive Director to execute the same, to negotiate and execute amendments to the DDA substantially in

conformance with the intent of the DDA as amended, and to close escrow subject to compliance with the terms of the Amended DDA; and,

- (c) Adoption of a resolution by the City Council and Agency Board authorizing the City Manager and the Executive Director to negotiate and execute one or more Parking Agreements governing the operations and maintenance of the public parking garages to be owned by the City of San Jose.

CEQA: Resolution No. 71039.1, PP02-12-378.1 [**MERGED**]
(Deferred 4/8/03, Item 7.1)

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