CITY OF SAN JOSE
CAPITAL OF SILICON VALLEY

REDEVELOPMENT AGENCY BOARD AGENDA

APRIL 8, 2003

LINDA J. LE ZOTTE	DISTRICT 1		KEN YEAGER	DISTRICT 6
FORREST WILLIAMS	DISTRICT 2		TERRY GREGORY	DISTRICT 7
CINDY CHAVEZ	DISTRICT 3	RON GONZALES CHAIR	DAVID CORTESE	DISTRICT 8
CHUCK REED	DISTRICT 4		JUDY CHIRCO	DISTRICT 9
NORA CAMPOS	DISTRICT 5		PAT DANDO - VICE CHAIR	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.

• 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 deferred to April 15, 2003

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

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 Acceptance of Agency Financial Reports

(a) Monthly Financial Statements – February 2003

(b) Capital Cost Report - February 2003

(c) Cash Flow Projection - February 2003

2.2 Report of the Rules Committee – March 5, 2003
Vice Mayor Dando, Chair

(a) Review March 18, 2003 Draft Agenda.
(b) Add new items to the March 11, 2003 Agenda – Meeting Cancelled

2.3 Report of the Rules Committee – March 12, 2003
Vice Mayor Dando, Chair

(a) Review March 25, 2003 Draft Agenda.
(b) Add new items to the March 18, 2003 Agenda
(c) Staff reports outstanding for March 18, 2003: as of March 11, 2003

2.4 Report of the Rules Committee – March 19, 2003
Vice Mayor Dando, Chair

(a) Review April 1, 2003 Draft Agenda.
(b) Add new items to the March 25, 2003 Agenda
(c) Staff reports outstanding for March 25, 2003: as of March 18, 2003

2.5 Approval of the second amendment to the agreement with Jones & Stokes for environmental consulting services for various projects, at no additional cost.

Recommendation: Approval of the second amendment to the agreement with Jones & Stokes, for environmental consulting services, amending the scope of services, at no additional cost. **[MERGED]** **(Recommend Deferral)**

2.6 Extension of the lease for 118 East Santa Clara Street for 12 months, with a 90-day termination clause.

Recommendation: Approval of the first amendment to the lease, with Martinez & Montes de Oca, LLC, providing for a 12-month term extension through February 28, 2004, at a base rate of $1.50 per square foot, for an amount not to exceed $3,412.50 monthly, for offices located at 118 East Santa Clara Street, for continued use by relocation staff, PRNS SNI project staff and the Downtown Information Center. **[CIVIC PLAZA]**

2.7 Approval of the third amendment to the agreement with Kaku Associates, for Greater Downtown Parking Management Plan services and feasibility studies, at no additional cost.

Recommendation: Approval of the third amendment to the agreement with Kaku Associates, for continued Greater Downtown Parking Management Plan services and feasibility studies, extending the term of the agreement one year through June 30, 2004 at no additional cost. **[MERGED]**

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) The City Council adopt a resolution 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) The Redevelopment Agency Board adopt a resolution approving the first amendment to the Disposition and Development Agreement with CIM California Urban Real Estate Fund, L.P. (CIM Group), 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

and to close escrow subject to compliance with the terms of the Amended DDA; and,

(c) The City Council and Agency Board adopt resolutions 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]**
(DEFER TO APRIL 15)

7.2 Approval actions related to the lease of property located at 170 South Market Street to Bijan Bakery & Café.

Recommendations:

(a) Adoption of a resolution by the City Council accepting the summary of costs and findings of the Summary 33433 Report and the Estimated Reuse Valuation pursuant to the California Health and Safety Code Section 33433 for the lease of approximately 3,500 square feet at 170 South Market Street to Bijan Bakery & Café making certain findings and approving the lease.

(b) Approval by the Agency Board of a lease between Bijan Bakery & Café (Tenant) and the Agency (Landlord) for the property located at 170 South Market Street, for a ten-year term with two five-year options and up to $350,000 in Agency assistance for Tenant Improvements and a maximum of $130,000 for Landlord Improvements.

CEQA: Exempt, PP03-03-089 **[SAN ANTONIO PLAZA]**

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