

REDEVELOPMENT AGENCY BOARD AMENDED AGENDA

AUGUST 12, 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
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.

* 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.

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 the Regular meeting of May 27, 2003.

2.2 Acceptance of Agency Financial Reports

- (a) Monthly Financial Statements – May 2003
- (b) Capital Cost Report - May 2003
- (c) Cash Flow Projection - May 2003

2.3 Report of the Rules Committee – June 11, 2003.

Vice Mayor Dando, Chair

- (a) Review June 24, 2003 Draft Agenda.
- (b) Add new items to the June 17, 2003 Agenda: Meeting Cancelled
- (c) Staff reports outstanding for June 17, 2003.

2.4 Report of the Rules Committee – June 18, 2003.

Vice Mayor Dando, Chair

- (a) Review July 1, 2003 Draft Agenda: Dropped for legislative recess
- (b) Add new items to the June 24, 2003 Agenda.
- (c) Staff reports outstanding for June 24, 2003.

3 NEIGHBORHOOD IMPROVEMENT STRATEGIES

4 HOUSING

5 PUBLIC FACILITIES AND SPACES

6 PRIVATE DEVELOPMENT

6.1 Approval of a Negotiations Agreement with Black Sea Gallery for the proposed sale of the building at 27 South First Street and its subsequent rehabilitation and use as a retail store.

Recommendation: Approval of a Negotiations Agreement with Black Sea Gallery, for a 45-day term, for the proposed sale of the Woolworth Building at 27 South First Street and its subsequent rehabilitation and use as a retail store

specializing in imported furniture, rugs, and home accessories. CEQA: Resolution No. 71039.1, PP03-04-100. [PUEBLO UNO]

7 JOINT REDEVELOPMENT AGENCY/COUNCIL

CONVENE CITY COUNCIL AND CITY OF SAN JOSE FINANCING AUTHORITY FOR JOINT CITY COUNCIL/FINANCING AUTHORITY/ REDEVELOPMENT AGENCY MEETING

7.1 Approval actions for the sale of Merged Area Redevelopment Project Taxable Revenue Bonds 2003 Series A and Revenue Bonds 2003 Series B (Subordinate Tax Allocation) in an aggregate principal amount not to exceed \$60,000,000.

Recommendation: City Council and Agency Board actions including:

- (a) Adoption of a resolution by the Agency Board:
 - (1) Authorizing the issuance of Merged Area Redevelopment Project Taxable Revenue Bonds 2003 Series A and Revenue Bonds 2003 Series B (Subordinate Tax Allocation) in an aggregate principal amount not to exceed \$60,000,000; making certain findings and determinations; and approving in substantially final form the First Supplemental Indenture of Trust with U.S. Bank, as Trustee; and,
 - (2) Approving in substantially final form, the Preliminary Official Statement, Bond Purchase Agreements and Remarketing Agent Agreements with J.P. Morgan Securities, Inc., and Banc of America Securities LLC and a Reimbursement Agreement with JP Morgan Chase Bank; and,
 - (3) Authorizing the Agency's officers, agents and employees to take such actions and execute such documents necessary and desirable to accomplish issuance of the Bonds; and,
 - (4) Authorizing Agency staff to replace Lehman Brothers as remarketing agent for 1996 Series A with Citigroup Global Markets; and,
 - (5) Authorizing Agency staff to replace the funded debt service reserve for Series 2002 with a surety bond if that is cost-effective.

(b) Adoption of a resolution by the City Council approving the issuance of the Bonds in an aggregate principal amount not to exceed \$60,000,000.

[MERGED]

*** TO BE HEARD WITH SAN JOSE FINANCING AUTHORITY ITEM 2**

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

**CITY OF SAN JOSE
JOINT CITY COUNCIL/REDEVELOPMENT AGENCY/
FINANCING AUTHORITY
AGENDA**

1:30 P.M. TUESDAY, AUGUST 12, 2003 COUNCIL CHAMBERS

1. Call to Order.

2. Adoption of a resolution by the City of San Jose Financing Authority approving in substantially final form, the Bond Purchase Agreements with the Agency and JP Morgan Securities Inc., for the Series A Bonds and with the Agency and Bank of America Securities LLC for the Series B Bonds and authorizing the Authority's officers, agents and employees to take such actions and execute such documents necessary and desirable to accomplish issuance of the Bonds.

(Redevelopment Agency)

TO BE HEARD WITH REDEVELOPMENT AGENCY ITEM 7.1.

3. Adjournment.