

REDEVELOPMENT AGENCY AMENDED AGENDA

OCTOBER 5, 2004

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 D. CORTESE
JUDY CHIRCO
PAT DANDO - VICE CHAIR

DISTRICT 6
DISTRICT 7
DISTRICT 8
DISTRICT 9
DISTRICT 10

Welcome to the San Jose Redevelopment Agency's Board meeting. Our Board is composed of the ten City Council Members and the Mayor, who serve as our Boardmembers and Chairperson.

Attached is the Redevelopment Agency's agenda for this meeting. The Agenda contains both a Consent Calendar section for routine business items requiring Redevelopment Agency approval, as well as general business items arranged corresponding to the Agency's Critical Service Areas. The Critical Service Areas represent the policy-making level for strategic planning, policy setting, and investment decisions in the critical functions the Agency provides to the community and to the City. The four Critical Service Areas are:

- ***Promote and Implement Neighborhood Improvement Strategies*** — Through collaboration, revitalize commercial and residential neighborhoods so they are livable, safe, diverse and economically sustainable.
- ***Enhance the Quality and Supply of the City's Housing Stock*** — Enhance the Quality and Supply of the City's Housing Stock
- ***Initiate and Facilitate Public Facilities and Spaces*** — To guide the creation of a fabric of public facilities and spaces that is useful, stable, inviting, delightful and instills pride in the community to foster the opportunity for other investments
- ***Initiate and Facilitate Private Development*** — Capitalize on market opportunities and facilitate private development in the fastest possible time with the highest quality customer service

You may provide input on agenda items by filling out a BLUE Speaker's Card and submitting it to the Agency's Clerk seated at the front table. If you wish to address the Redevelopment Agency about an issue that is not on the agenda, you may speak during the "Open Forum" during the City Council's meeting. The Council/Agency is unable to take action on issues presented during "Open Forum." If you wish to speak to the Agency, some tips to help you are noted below:

- **Submit a speaker's card before the meeting and before the item is heard.** This will ensure that your name is called for the item(s) you wish to address, and ensure the meeting runs smoothly for all participants.
- When the Board reaches your item on the agenda, the Chairperson will open the public hearing and call your name. Please address the Agency from the large podium located to the left of the Clerk's table.
- Each speaker generally has two minutes to speak per item. The amount of time allotted to speakers may vary at the Chairperson's discretion however, depending on the number of speakers and length of agenda.
- There are three lights to assist you with tracking your speaking time. They are located to the far right of the podium. The green light turns on when you begin speaking; the yellow light turns on when you have 30 seconds left; and, the red light comes on when your speaking time is up.

If you have any questions, please direct them to Agency staff seated at the tables just below the dais. Thank you for taking the time to attend today's meeting. We look forward to seeing you at future meetings. The Redevelopment Agency meets on Tuesdays, following the City Council's meeting at 1:30 p.m.

Meeting agendas are posted outside City Hall and the agendas and Agency Board Staff Reports may be viewed on the Internet at <http://www.sjredevelopment.org/agendas.htm>. 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 Redevelopment Agency 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.

Items 7.1 - 7.3 are to be considered in a joint Redevelopment Agency/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 and will be adopted by one motion. If a member of the Redevelopment Agency, staff, or public requests discussion on a particular item, that item will be removed from the Consent Calendar and considered separately.

2 CONSENT CALENDAR

2.1 Approval of Board Meeting Minutes:

Recommendation: Approval of Redevelopment Agency Minutes for:

- (a) Regular meeting of August 31, 2004
- (b) Regular meeting of September 7, 2004

2.2 Report of the Rules Committee – September 8, 2004.

Vice Mayor Dando, Chair

- (a) Review September 21, 2004 Draft Agenda.
- (b) Addition of new items to the September 14, 2004 Agenda: Cancelled.
- (c) Staff Reports Outstanding for the September 14, 2004 Agenda.

2.3 Report of the Rules Committee – September 15, 2004.

Vice Mayor Dando, Chair

- (a) Review September 28, 2004 Draft Agenda.
- (b) Addition of new items to the September 21, 2004 Agenda.
- (c) Staff Reports Outstanding for the September 21, 2004 Agenda.

3 NEIGHBORHOOD IMPROVEMENT STRATEGIES

4 HOUSING

5 PUBLIC FACILITIES AND SPACES

6 PRIVATE DEVELOPMENT

7 JOINT REDEVELOPMENT AGENCY/COUNCIL

7.1 City Council and Redevelopment Agency Board actions for the award of a construction contract for the Civic Plaza Infrastructure Improvement Project.

Recommendations:

- (a) City Council adoption of Appropriation Ordinance and Funding Sources Resolution amendments in the Services for Redevelopment Capital Projects Fund (City-side Redevelopment Fund):
 - (1) Establishing a transfer to the Redevelopment Agency for the Traffic Signals and Underground Infrastructure – Santa Clara Street project in the amount \$2,000,000; and,
 - (2) Increasing the Beginning Fund Balance by \$674,028.
 - (3) Decreasing the Edenvale Infrastructure Improvement project by \$942,000.
 - (4) Decreasing the Floyd and Locust Park Development project by \$383,572.

- (b) City Council adoption of Appropriation Ordinance amendments in the Building and Structure Construction Tax Fund:
 - (1) Establishing a transfer to the Redevelopment Agency for the Traffic Signals and Underground Infrastructure – Santa Clara Street project in the amount \$124,000; and,
 - (2) Decreasing the Ending Fund Balance by \$124,000.

- (c) Adoption by the City Council of Appropriation Ordinance amendments in the Civic Center Improvement Fund:
 - (1) Establishing a transfer to the Redevelopment Agency for the Fourth Street Communications Conduit project in the amount \$65,000; and,
 - (2) Decreasing the Technology, Furniture and Equipment project by \$65,000.

7 JOINT REDEVELOPMENT AGENCY/COUNCIL

- 7.1** (d) Adoption of a resolution by the Redevelopment Agency Board amending the FY 2004-2005 Redevelopment Agency Revenue Resolution approving the addition of \$2,189,000 in revenue funds transferred from the City for the construction of the Civic Plaza/Fifth Street Streetscape Project to the FY 2004-2005 Adopted Budget, amending the Adopted FY 2004-2005 Capital Budget, Civic Plaza Streetscape Project line in the Civic Plaza Redevelopment Area, and amending the FY 2004-2005 Agency Appropriations Resolution.
- (e) Approval by the City Council and Redevelopment Agency Board of the first amendment to the Cooperation Agreement between the City and the Redevelopment Agency, providing for the Redevelopment Agency's construction of the City's signalization and underground infrastructure project, increasing the City's funding of the signalization project by \$2,189,000, for a total funding of \$2,505,000; and,
- (f) Adoption of a resolution by the Redevelopment Agency Board awarding a construction contract to OC Jones & Sons, the low bidder, in the amount \$4,275,885, and establishing a construction contingency in the amount of \$524,115, for a total construction cost not to exceed \$4,800,000 for the construction of the Civic Plaza/Fifth Street Streetscape Project.

CEQA: Resolution No. 68905; PP04-03-071 [**CIVIC PLAZA**]

7.2 **Approval of actions by the City Council and the Redevelopment Agency Board related to the Hoffman/Via Monte Community Modular Neighborhood Center Project.**

Recommendations:

- (a) Adoption of a resolution by the City Council making certain determinations required by Redevelopment Law, Health and Safety Code Section 33445, for Redevelopment Agency funding of construction of a modular neighborhood center in the Hoffman/Via Monte Strong Neighborhoods Initiative (SNI) neighborhood; and,
- (b) City Council and Redevelopment Agency Board approval of a Cooperation Agreement providing for the Agency to make the rent payments for the initial term of the Ground Lease, construction of the Hoffman/Via-Monte Neighborhood Center by the Agency, and for the City to maintain and operate the Hoffman/Via-Monte Neighborhood Center pursuant to the Ground Lease.

7 JOINT REDEVELOPMENT AGENCY/COUNCIL

- 7.2 (c) Adoption of a resolution by the City Council approving a Ground Lease between the City of San Jose and the Almaden Hills United Methodist Church for the Hoffman/Via-Monte Neighborhood Center with prepaid rent for the initial twenty year term of the Lease in the amount of \$321,353; and,
- (d) City Council approval of FY 2004-2005 Appropriation Ordinance amendments in the General Fund to reallocate the funding from the construction project to the operating costs:
- (1) Decreasing the Hoffman/Via Monte Neighborhood Center capital project by \$650,000.
 - (2) Establishing a City-wide Hoffman/Via Monte Neighborhood Center Operating Costs appropriation in the amount of \$650,000.

CEQA: Exempt; PP04-06-185 [SNI: HOFFMAN/VIA MONTE] [Deferred 9/7/04, Item 7.1]

***7.3 Public Hearing on the Proposed Operating and Capital Budgets of the Redevelopment Agency.**

Recommendation: Public Hearing on the Redevelopment Agency of San Jose's Proposed Operating and Capital Budgets for Fiscal Year 2004-2005, and the Proposed Capital Improvement Program for Fiscal Year 2005-2006. **(TO BE HEARD IN THE EVENING)**

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