

REDEVELOPMENT AGENCY BOARD AGENDA

FEBRUARY 24, 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
DISTRICT10

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. Agendas of future meetings are posted outside City Hall's main entrance and at: www.sjredevelopment.org.

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.

* Item 7.1 is to be considered in a joint Redevelopment Agency/City Council session, and is being deferred to March 9, 2004.

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.

2.1 Approval of Board Meeting Minutes:

Recommendation: Approval of Redevelopment Agency Minutes for the Regular Meeting of November 25, 2003.

2 CONSENT CALENDAR

2.2 Report of the Rules Committee – January 28, 2003.

Vice Mayor Dando, Chair

- (a) Review February 10, 2004 Draft Agenda.
- (b) Add new items to the February 3, 2004 Agenda – Cancelled.

2.3 Report of the Rules Committee – February 4, 2003.

Vice Mayor Dando, Chair

- (a) Review February 17, 2004 Draft Agenda.
- (b) Add new items to the February 10, 2004 Agenda.

2.4 **Rejection of all bids for the Market-Balbach-Viola Street Parking Lot Expansion Project.**

Recommendation: Approval of the rejection of all bids for the Market-Balbach-Viola Street Parking Lot Expansion Phase 3 Project. (MONTEREY CORRIDOR)

3 NEIGHBORHOOD IMPROVEMENT STRATEGIES

4 HOUSING

5 PUBLIC FACILITIES AND SPACES

6 PRIVATE DEVELOPMENT

6.1 **Approval of an OPA with Boys & Girls Clubs of Silicon Valley for construction of improvements to the Eastside Clubhouse building.**

Recommendations: Approval of an Owner Participation Agreement (OPA) with Boys & Girls Clubs of Silicon Valley, in an amount not to exceed \$325,000, for construction of improvements to the Eastside Clubhouse building. CEQA: Exempt, PP04-01-020. [SNI: K.O.N.A.]

6 PRIVATE DEVELOPMENT

6.2 **Approval of a FIP Grant Agreement with Richard F. Alley, Earl and Helen Pellegrini, Richard Matusich, and William Matusich, for facade improvements of a shopping center located at 2705 Union Avenue.**

Recommendation: Approval of a Facade Improvement Program (FIP) Grant Agreement, in the amount of \$249,700, inclusive of a \$22,700 contingency amount, with Richard F. Alley, Earl and Helen Pellegrini, Richard Matusich, and William Matusich, owners of the shopping center located at 2705 Union Avenue in the Union/Curtner Strong Neighborhoods Initiative area, for facade improvements to the two buildings at that location. CEQA: Exempt, PP04-01-015 (SNI: UNION/CURTNER) (Deferred 2/10/04, Item 2.5)

7 JOINT REDEVELOPMENT AGENCY/COUNCIL

7.1 **Approval of an agreement with Hexagon Transportation Consultants.** (Getting Families Back to Work directive)

Recommendation: Approval of an agreement with Hexagon Transportation Consultants, in the amount of \$200,000, for consultant services associated with a traffic study for proposed high-density land use development scenarios on the North First Street Corridor in the Rincon de Los Esteros Redevelopment Project Area. [RINCON DE LOS ESTEROS]
(DEFER TO 3/9/04)

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