CITY OF
SAN JOSE
CAPITAL OF SILICON VALLEY

REDEVELOPMENT AGENCY AGENDA

MARCH 23, 2004

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 D. 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 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.

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 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 Report of the Rules Committee – March 3, 2004.
Vice Mayor Dando, Chair

(a) Review March 16, 2004 Draft Agenda.
(b) Add new items to the March 9, 2004 Agenda.
(c) Staff Reports Outstanding for the March 9, 2004 Agenda.

2.2 Report of the Rules Committee – March 10, 2004.
Vice Mayor Dando, Chair

(a) Review March 23, 2004 Draft Agenda.
(b) Add new items to the March 16, 2004 Agenda - Cancelled
(c) Staff Reports Outstanding for the March 16, 2004 Agenda.

2.3 Approval of a FIP Grant Agreement with Pritam and Manjeet Grewal, for facade improvements of a shopping center located at 525 McLaughlin Avenue.

Recommendation: Approval of a Facade Improvement Program (FIP) Grant Agreement, in the amount of $240,210, including a contingency amount of $21,837, with Pritam and Manjeet Grewal, owners of a shopping center located at 525 McLaughlin Avenue in the Strong Neighborhoods Initiative Redevelopment Project Area, for facade improvements to the building at that location. CEQA: Exempt, PP04-02-047 **[SNI: FIVE WOUNDS/BROOKWOOD TERRACE]**

2.4 Approval of an amendment to the OPA with Cahill North LLC and Cahill South LLC to extend the term of the OPA.

Recommendation: Approval of the first amendment to the Owner Participation Agreement (OPA) with Cahill North LLC and Cahill South LLC, extending the term of the OPA for construction of the public infrastructure improvements and design review of the private improvements and providing for the sale of a portion of the property. CEQA: 69355 **[THE ALAMEDA]**

3 NEIGHBORHOOD IMPROVEMENT STRATEGIES

4 HOUSING

5 PUBLIC FACILITIES AND SPACES

6 PRIVATE DEVELOPMENT

6.1 Approval for issuance of Requests for Proposals for certain Agency-owned properties.

Recommendation: Approval for the issuance of a Request for Proposals to solicit interest for the development of a 1.48 acre site (281 South 1st Street, APN 259-42-080), also known as Block 8, located on the southern portion of the block between Market Street on the west, First Street on the east, and San Carlos Street on the south. **[MERGED]**

7 JOINT REDEVELOPMENT AGENCY/COUNCIL

7.1 Approval actions related to a DDA with Peralta-North San Pedro, LLC, for Agency-owned property located at 73-75 North San Pedro Street.

Recommendations: City Council and Redevelopment Agency Board actions for the sale of the Storm Property at 73-75 North San Pedro Street and its rehabilitation and use as a restaurant.

(a) Adoption of a resolution by the City Council accepting the 33433 Summary Report and Re-Use Appraisal, and finding that the disposition of the property at 73-75 North San Pedro Street (APN 259-35-014), commonly referred to as the Storm Property, to Peralta-North San Pedro, LLC, will assist in the elimination of blight, is consistent with the Strong Neighborhoods Initiative Redevelopment Project Area objectives, and that the consideration for the property is not less than the fair reuse value for the proposed use, with the covenants and conditions and development costs authorized by the Disposition and Development Agreement (DDA); and,

(b) Adoption of a resolution by the Redevelopment Agency approving a DDA with Peralta-North San Pedro, LLC, a California limited liability company, and authorizing the Executive Director to negotiate and execute ancillary documents contemplated by the DDA, to close escrow subject to compliance with the terms of the DDA, and to negotiate and execute amendments to the DDA substantially in conformance with the intent of the DDA and as reasonably necessary to conform to lender requirements; and,

(c) Adoption of a resolution by the Redevelopment Agency approving the addition of revenue of $342,000 to the Adopted 2003-2004 Capital Budget Other/Miscellaneous Revenue, and amending the FY 2003-2004 Agency appropriation resolution.

CEQA: 68839 **[SNI: ST. JAMES SQUARE]**

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