

REDEVELOPMENT AGENCY AMENDED AGENDA

AUGUST 31, 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.

* Items marked with an asterisk denote changes or additions to the previously published Agenda for this meeting.

* Recommend deferral of Item 5.1 – Downtown Theater Report - to September 21, 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 CONSENT CALENDAR

2.1 Report of the Rules Committee – August 4, 2004.

Vice Mayor Dando, Chair

- (a) Review August 17, 2004 Draft Agenda.
- (b) Addition of new items to the August 10, 2004 Agenda.
- (c) Staff Reports Outstanding for the August 10, 2004 Agenda.

2.2 Report of the Rules Committee – August 11, 2004.

Vice Mayor Dando, Chair

- (a) Review August 24, 2004 Draft Agenda.
- (b) Addition of new items to the August 17, 2004 Agenda.
- (c) Staff Reports Outstanding for the August 17, 2004 Agenda.

2.3 Report of the Rules Committee – August 18, 2004.

Vice Mayor Dando, Chair

- (a) Review August 31, 2004 Draft Agenda.
- (b) Addition of new items to the August 24, 2004 Agenda; meeting cancelled.
- (c) Staff Reports Outstanding for the August 24, 2004 Agenda.

2.4 [Approval of an amendment to the Development Agreement with the San Jose Repertory Theatre.](#)

Recommendation: Approval of the Third Amendment to the Third Amended and Restated Development Agreement with the San Jose Repertory Theatre, allowing the San Jose Repertory to leverage its fundraising campaign by forgiving the San Jose Repertory's obligation to make Payment 14, in consideration for which the San Jose Repertory will provide the use of the Susan and Phil Hammer Theater Center facilities for redevelopment purposes free of charge over a ten-year period, up to an accumulated value of \$100,000 to the Redevelopment Agency and the City of San Jose. [SAN ANTONIO PLAZA]

3 NEIGHBORHOOD IMPROVEMENT STRATEGIES

4 HOUSING

5 PUBLIC FACILITIES AND SPACES

5.1 Acceptance of a report on the feasibility of a Downtown Theater and direction to staff to continue necessary studies.

Recommendations:

- (a) Acceptance of a report regarding the feasibility of constructing a theater in Downtown San Jose; and,
- (b) Authorization for staff to prepare and issue a Request for Proposals to solicit potential development partners in the design and construction of a Downtown Theater.

* **[JULIAN-STOCKTON] (Recommend Deferral to 9/21/04)**

6 PRIVATE DEVELOPMENT

7 JOINT REDEVELOPMENT AGENCY/COUNCIL

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