



# **REDEVELOPMENT AGENCY AGENDA**

**SEPTEMBER 7, 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

**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.

- \* Recommend deferral of Item 7.1 – Hoffman/Via Monte Community Center Project.

See Item 10 on the City Council Agenda for description of any City Council agenda items relating to the Redevelopment Agency.

## **1 CEREMONIAL ITEMS**

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## **2 CONSENT CALENDAR**

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**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.

### **3 NEIGHBORHOOD IMPROVEMENT STRATEGIES**

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### **4 HOUSING**

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### **5 PUBLIC FACILITIES AND SPACES**

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### **6 PRIVATE DEVELOPMENT**

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#### **6.1 Approval of an ENA with Mesa SoFA Partners, LLC for the proposed sale of the Dimensions Site located at 351-369 South First Street/360-396 South Market Street.**

**Recommendation:** Approval of an Exclusive Negotiations Agreement (ENA) with Mesa SoFA Partners, LLC, for a 120-day term with an option to extend for an additional 90-day period, for the proposed sale of the Dimensions Site located at 351-369 South First Street/360-396 South Market Street, for development as a mixed-use high rise residential and retail complex. CEQA: Exempt, PP04-05-158 [MARKET GATEWAY] (Deferred 6/29, 8/10/04, Item 6.1)

### **7 JOINT REDEVELOPMENT AGENCY/COUNCIL**

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#### **7.1 Approval of actions by the City Council and the Redevelopment Agency Board related to the Hoffman/Via Monte Community 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 neighborhood center in the Hoffman/Via Monte Strong Neighborhoods Initiative (SNI) neighborhood; and,
- (b) 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,

- (c) 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.

CEQA: Exempt, PP04-03-090. [SNI: HOFFMAN/VIA MONTE]

**[RECOMMEND DEFERRAL]**

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