

REDEVELOPMENT AGENCY AMENDED AGENDA

APRIL 26, 2005

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
VACANT
DAVID D. CORTESE
JUDY CHIRCO
NANCY PYLE

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.

Item 8.1 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 CONSENT CALENDAR

2.1 Approval of Board Meeting Minutes:

Recommendation: Approval of Redevelopment Agency Minutes for:

- (a) Regular meeting of March 1, 2005.
- (b) Regular meeting of March 22, 2005.
- (c) Regular meeting of March 29, 2005.

2.2 Report of the Rules Committee – March 30, 2004.

- (a) Review April 12, 2005 Draft Agenda.
- (b) Addition of new items to the April 5, 2005 Agenda: Meeting Cancelled
- (c) Staff Reports Outstanding for the April 5, 2005 Agenda.

2.3 Report of the Rules Committee – April 6, 2004.

- (a) Review April 19, 2005 Draft Agenda.
- (b) Addition of new items to the April 12, 2005 Agenda.
- (c) Staff Reports Outstanding for the April 12, 2005 Agenda.

3 GENERAL

4 NEIGHBORHOOD IMPROVEMENT STRATEGIES

5 HOUSING

6 PUBLIC FACILITIES AND SPACES

*6.1 **Authorization for the Executive Director to award a contract for construction and infrastructure and site improvements related to the San Jose McEnery Convention Center expansion project.**

Recommendation: Adoption of resolutions:

- (a) Approving added funding of \$430,000 to the FY 2004-2005 Adopted Capital Budget, Temporary Convention Center project line in the Merged Redevelopment Area, and amending the FY 2004-2005 Agency appropriations resolution; and,

6 PUBLIC FACILITIES AND SPACES

- 6.1 (b) Increasing the construction contingency from \$531,150 to \$961,150, for additional scope including, but not limited to, an interior structural system; and,
- (c) Authorizing the Executive Director to execute or amend agreements as needed to support the San Jose McEnery Convention Center Expansion Project in a total amount not to exceed \$6,770,000.
CEQA: Mitigated Negative Declaration, CP04-028 [MERGED]

7 PRIVATE DEVELOPMENT

- 7.1 **Approval of the Third Amendment to the Ground Lease with Japantown Development L.P., clarifying allowed uses for the ground floor retail space in Miraido Village.**

Recommendation: Approval of the Third Amendment to the Ground Lease with Japantown Development L.P., clarifying allowed uses for the ground floor retail space in Miraido Village, and authorizing the Executive Director to approve other uses, on a case by case basis, if the proposed use is allowed under the zoning in affect at that time. CEQA: Negative Declaration; PDC03-056.
[JAPANTOWN]

8 JOINT REDEVELOPMENT AGENCY/COUNCIL

- 8.1 **City Council and Redevelopment Agency Board actions for the approval to transfer Neighborhood Revitalization Strategy funds to the Agency for the ERCA and GONA Neighborhood Centers located at the Edenvale and Stipe Elementary schools.**

Recommendations:

- (a) Adoption by the City Council of the following Appropriation Ordinance amendments in the General Fund:
- (1) Establish a transfer to the Redevelopment Agency in the amount of \$57,900 for the completion of site work for the Edenvale Roundtable Community Association (ERCA) and Great Oaks Neighborhood Association (GONA) neighborhood centers; and,

8 JOINT REDEVELOPMENT AGENCY/COUNCIL

- 8.1** (2) Decrease the Neighborhood Revitalization Strategy (NRS) appropriation by \$57,900.
- (b) Adoption of a resolution by the Redevelopment Agency Board approving the following revenue resolution adjustments to the FY 2004-2005 Adopted Capital Budget:
- (1) Adding \$57,900 to Other/Miscellaneous Revenue transferred from the City's Parks, Recreation and Neighborhood Services (PRNS) NRS fund.
- (2) Adding \$35,700 to the ERCA Neighborhood Center sub-project in the SNI - Edenvale/Great Oaks project line appropriation.
- (3) Adding \$22,200 to the GONA Neighborhood Center sub-project in the SNI - Edenvale/Great Oaks project line appropriation.
- (c) Redevelopment Agency Board approval to amend the FY 2004-2005 Agency appropriations resolution
- (d) City Council and Agency Board approval of the First Amendment to the Amended and Restated Cooperation Agreement providing for the City's transfer of funds for the cost of site improvements at the ERCA Neighborhood Center Project and the GONA Neighborhood Center Project to the Agency in a lump sum.
CEQA: Exempt, PP03-09-278 (Edenvale), PP03-09-277 (Great Oaks)
[EDENVALE]

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