

REDEVELOPMENT AGENCY AMENDED AGENDA

MAY 10, 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.

Items 8.1 – 8.3 are 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 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 – April 20, 2004.

- (a) Review May 3, 2005 Draft Agenda.
- (b) Addition of new items to the April 26, 2005 Agenda: Cancelled
- (c) Staff Reports Outstanding for the April 26, 2005 Agenda.

2.2 Approval of a budget adjustment to the FY 2004-05 Adopted Budget, reallocating \$196,185 to NIP – Facade Improvements project line.

Recommendation: Adoption of a resolution approving a budget adjustment to FY 2004-05 Adopted Budget reallocating \$196,185 to Neighborhood Investment Program (NIP) – Facade Improvements project line, and amending the FY 2004-2005 Agency appropriations resolution.

3 GENERAL

3.1 Acceptance of Agency Financial Reports

- (a) Monthly Financial Statements – March 2005
- (b) Capital Cost Report – March 2005
- (c) Cash Flow Projection – March 2005

4 NEIGHBORHOOD IMPROVEMENT STRATEGIES

5 HOUSING

6 PUBLIC FACILITIES AND SPACES

6.1 Rejection of all bids for the Guadalupe River Park and Gardens signage system.

Recommendation: Approval for the rejection of all bids for the manufacture, fabrication and installation of an Identification, Interpretive and Way-Finding Signage System for the Guadalupe River Park and Gardens. [MERGED] (DROP, Item to be heard on May 3, 2005)

6 PUBLIC FACILITIES AND SPACES

6.2 Approval of an ENA with UrbanWest Associates of San Diego and Preservation Partners Development III, LLC, for the proposed sale and development of a portion of Block 8.

Recommendation: Approval of an Exclusive Negotiations Agreement (ENA) with UrbanWest Associates of San Diego and Preservation Partners Development III, LLC, for a 180-day term with an option to extend for an additional 60-day period, for the proposed sale and development of a portion of Block 8 located between South First and South Market Streets, on the north side of San Carlos Street. CEQA: Exempt; PP04-05-158. [SAN ANTONIO PLAZA]

*6.3 Approval of the First Amendment and continuation of an Exclusive Negotiations Agreement with Mesa SoFA Partners, LLC, extending the term to June 30, 2005, for the proposed sale of the Dimensions Site.

Recommendation: Approval of the First Amendment and continuation of an Exclusive Negotiations Agreement with Mesa SoFA Partners, LLC, extending the term to June 30, 2005, 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 project. CEQA: Exempt, PP04-05-158 [MARKET GATEWAY]

7 PRIVATE DEVELOPMENT

8 JOINT REDEVELOPMENT AGENCY/COUNCIL

8.1 Award of a contract for design services for the Children's Discovery Museum Fountain Replacement Project.

Recommendation:

- (a) It is recommended that the City Council adopt a resolution making certain determinations required by Redevelopment Law, Health and Safety Code Section 33445, for Agency funding of the replacement of the fountain at the Children's Discovery Museum.

8 JOINT REDEVELOPMENT AGENCY/COUNCIL

8.1 (b) It is recommended that the Agency Board:

- (1) Adopt a resolution approving the addition of \$160,000 to the Fiscal Year 2004-2005 Adopted Capital Budget in the CDM–Enhancements project line in the Guadalupe-Auzerais Redevelopment Area, and amending the FY 2004-2005 Agency appropriations resolution.
- (2) Approve an agreement with Hellmuth Obata-Kassabaum, Inc. (HOK), in an amount not to exceed \$120,000, for architectural services for the Children’s Discovery Museum Fountain Replacement Project.

CEQA: Exempt, PP05-069 [GUADALUPE-AUZERAIS]

8.2 Approval of the First Amendment to the DDA with Regis Homes of Northern California for the development of 43 residential for-sale units on the northeast corner of First and Julian.

Recommendation:

- (a) Adoption of resolutions by the City Council and Agency Board accepting the attached Amended 33433 Summary Report and Re-Use Appraisal, and finding that the disposition of property for the planned 43 unit for-sale residential project assists in the elimination of blight, is consistent with the 13th Street SNI 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 Agency Board approving the First Amendment to the DDA and authorizing the Executive Director to execute ancillary documents as contemplated by the DDA, close escrow and to convey the Property subject to compliance with the terms of the DDA, and to negotiate and execute additional amendments to the DDA substantially in conformance with the intent of the DDA as reasonably necessary to conform to lender requirements.

CEQA: Exempt; PP04-05-158. [SNI: 13th STREET]

8 JOINT REDEVELOPMENT AGENCY/COUNCIL

***8.3 City Council and Redevelopment Agency actions related to traffic studies and environmental planning in the Rincon de Los Esteros Project Area of North San Jose.**

Recommendations:

- (a) Adoption by the City Council of the following Appropriation Ordinance and Funding Sources Resolution amendments in the Water Utility Capital Fund:
 - (1) Establish a Transfer to the Redevelopment Agency in the amount of \$35,000 for consultant services related to the Rincon de Los Esteros Redevelopment Plan; and,
 - (2) Decrease the appropriation to the Environmental Services Department for Master Plan Engineering project by \$35,000.

- (b) Adoption by the Agency Board of the following resolutions:
 - (1) Approving the addition of \$35,000 to the FY 2004-05 Adopted Other/Miscellaneous revenue from the City Water Utility System Master Plan Engineering Capital Improvement Program; and,
 - (2) Approving the addition of \$35,000 to the Adopted FY 2004-05 Capital Budget Rincon de Los Esteros Redevelopment Area – Industrial Work Program: Implementation project line; and,
 - (3) Amending the FY 2004-05 Agency appropriations resolution; and,
 - (4) Approving a first amendment to the agreement with David J. Powers & Associates, in the amount of \$50,000 for a total contract amount not to exceed \$250,000, to complete the scope of services associated with preparing the North San Jose EIR for certification, and extending the term of the agreement by three months, through September 30, 2005.

[RINCON DE LOS ESTEROS]

- **Closed Session Report**

- **Open Forum - To be heard jointly with City Council Public Discussion.**

- **Adjournment**