

REDEVELOPMENT AGENCY AMENDED AGENDA

MAY 24, 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 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 27, 2004.

- (a) Review May 10, 2005 Draft Agenda.
- (b) Addition of new items to the May 3, 2005 Agenda: Cancelled
- (c) Staff Reports Outstanding for the May 3, 2005 Agenda.

2.2 Report of the Rules Committee – May 4, 2004.

- (a) Review May 17, 2005 Draft Agenda.
- (b) Addition of new items to the May 10, 2005 Agenda: Cancelled
- (c) Staff Reports Outstanding for the May 10, 2005 Agenda.

2.3 Approval of the proposed Agency Retention Schedule and acceptance of the Agency's Public Records Act procedures.

Recommendation: Adoption of resolutions approving:

- (a) Procedures for the retention and destruction of Redevelopment Agency documents; and,
- (b) Procedures for production of public records under the California Public Records Act.

3 GENERAL

4 NEIGHBORHOOD IMPROVEMENT STRATEGIES

5 HOUSING

6 PUBLIC FACILITIES AND SPACES

*6.1 Award of a construction contract to Fluoresco Lighting & Signs for the manufacture, fabrication and installation of Identification, Interpretive and Way-Finding Systems signage for the Guadalupe River Park and Gardens and related budget actions.

Recommendations: Adoption of resolutions:

- (a) Awarding a construction contract to Fluoresco Lighting & Signs, the low bidder, in the amount of \$429,722 and establishing a construction contingency in the amount of \$42,978, for a total construction budget of \$472,700, for the manufacture, fabrication and installation of Identification, Interpretive and Way-Finding Systems signage at the Guadalupe River Park and Gardens; and,
- (b) Approving an adjustment to the Adopted FY 2004-05 Capital Budget to add \$617,000 to the Merged Area Guadalupe River Park Flood Control Project line; and amending the FY 2004-2005 Agency appropriations resolution.

CEQA: Exempt, PP05-089 [MERGED]

7 PRIVATE DEVELOPMENT

7.1 Approval of a Downtown Signage Grant Program to assist business owners.

Recommendation: Adoption of a resolution approving a Downtown Signage Grant Program for signage grants to eligible business owners in the downtown core, in an amount not to exceed \$10,000 per grant. [MERGED]

8 JOINT REDEVELOPMENT AGENCY/COUNCIL

8.1 Public Hearing and approval of the fourth amendment to the Amended and Restated DDA with The Montgomery Hotel Group, LLC, for development of the Montgomery Hotel, to restructure certain financial provisions of the DDA.

Recommendations:

- (a) Adoption of a resolution by the City Council accepting the summary of costs and findings of the Amended Summary 33433 Report and the Estimated Reuse Valuation pursuant to the California Health and Safety Code Section 33433 for the development of the Montgomery Hotel with Montgomery Hotel Group, LLC; and,
- (b) Adoption of a resolution by the Redevelopment Agency Board approving the Fourth Amendment to the Amended and Restated Disposition and Development Agreement (DDA) with Montgomery Hotel Group to restructure the Agency's revenue participation, eliminate the Agency's share of Historic Tax Credit Payments, provide for the conversion of the Agency's Cash Contribution to a loan for Developer repayment of up to \$10,612,962 and amend the Declaration of Covenants, Conditions, and Restrictions in conformance with the amendment; and authorizing the Executive Director to execute ancillary documentation necessary to implement the terms of the Fourth Amendment.

CEQA: Resolution No. 68839, File No. RCP03-032 [SAN ANTONIO PLAZA]

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