CITY OF SAN JOSE
CAPITAL OF SILICON VALLEY

REDEVELOPMENT AGENCY AGENDA

AUGUST 9, 2005

LINDA J. LE ZOTTE	DISTRICT 1		KEN YEAGER	DISTRICT 6
FORREST WILLIAMS	DISTRICT 2		VACANT	DISTRICT 7
CINDY CHAVEZ, VICE MAYOR	DISTRICT 3	RON GONZALES CHAIR	DAVID D. CORTESE	DISTRICT 8
CHUCK REED	DISTRICT 4		JUDY CHIRCO	DISTRICT 9
NORA CAMPOS	DISTRICT 5		NANCY PYLE	DISTRICT 10

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Office of the City Clerk

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.

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."

The Agenda following this page contains 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 City Clerk or Agency's Clerk during the meeting. 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 items 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 speaker's podium located to the left of the Clerk's table.
- Each speaker generally has two minutes to speak per item. The time allotted to speakers may vary at the Chairperson's discretion, depending on the number of speakers or the 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 (408) 535-1260 or (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, City Hall Tower, 18th Floor, City Hall
  See Separate Agenda
  1:30 p.m. - Regular Session, Council Chambers, City Hall

- Orders of the Day

  Items 8.1 – 8.2 are to be considered in a joint Redevelopment Agency Board/City Council session.
  Items recommended to be added, dropped, or deferred are usually approved under Orders of the Day unless the Council directs otherwise.
  See Item 9 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 Board, staff, or public requests discussion on a particular item, that item will be removed from the Consent Calendar and considered separately.

2.1 Approval of Board Meeting Minutes.

Recommendation: Approval of Redevelopment Agency Minutes for:

(a) Regular meeting of April 12, 2005.
(b) Regular meeting of April 26, 2005.
(c) Regular meeting of May 3, 2005.
(d) Regular meeting of May 10, 2005.
(e) Regular meeting of May 24, 2005.
(f) Regular meeting of June 7, 2005.
(g) Regular meeting of June 14, 2005.
(h) Regular meeting of June 21, 2005.
(i) Regular meeting of June 28, 2005.

2 CONSENT CALENDAR

2.2 Report of the Rules Committee – June 8, 2005.

(a) Review June 28, 2005 Draft Agenda.
(b) Addition of new items to the June 21, 2005 Agenda.
(c) Staff Reports Outstanding for the June 21, 2005 Agenda.

2.3 Report of the Rules Committee – June 22, 2005.

(a) Review July 5, 2005 Draft Agenda; Drop – Legislative Recess.
(b) Addition of new items to the June 28, 2005 Agenda.
(c) Staff Reports Outstanding for the June 28, 2005 Agenda.

3 GENERAL

4 NEIGHBORHOOD IMPROVEMENT STRATEGIES

5 HOUSING

5.1 Approval of an ENA with The Olson Company and Green Valley Corporation for a planned residential development.

Recommendations: Approval of an Exclusive Negotiations Agreement (ENA) with The Olson Company and Green Valley Corporation to negotiate for a 240-day period for a planned residential development on Agency-owned properties at 178 and 201 Bassett Street; 129, 149, 153, 160, 185, 188, 190 and 255 West Julian Street; 274, 276, 290, 331, 340 and 380 Terraine Street, and 181 Devine Street; 320, 328, 340, 345 and 353 North San Pedro; City property located under such roadways as may be vacated; and State of California property available for purchase located at 255 Bassett and 331 Terraine. CEQA: Resolution No. 72170, File No. GPT03-03-01a and GP03-03-01b **[JULIAN STOCKTON]** [Deferred 6/28/05, Item 5.1]

6 PUBLIC FACILITIES AND SPACES

7 PRIVATE DEVELOPMENT

7.1 Actions related to the facility lease and Co-Sponsorship Operating Agreement for the San Jose Entrepreneur Center.

Recommendation:

(a) Approval of a lease for the San Jose Entrepreneur Center (E-Center) with the Redevelopment Agency and San Jose State University Foundation (SJSUF) as lessees, and Ernest and Irene Pestana as lessors, for 16,350 square feet of office space at 84 West Santa Clara Street, for a one-year term, with two one-year extension options, with the Agency's contribution towards rent in an amount not to exceed $224,000; and,

(b) Approval of a Co-Sponsorship Operating Agreement between the Redevelopment Agency and SJSUF, which stipulate the financial obligations of the Agency and SJSUF in regard to lease payments and to designate the SJUSF as the fiscal agent for the E Center.

(c) Adoption of a resolution authorizing the Executive Director to negotiate and execute a Co-Sponsorship Operating Agreement or similar form of agreement between the Redevelopment Agency and the Small Business Administration that outlines SBA's relationship with the E-Center.

(d) Approval for the addition of $120,376 to the FY 2005-2006 Adopted Capital Budget project line Merged Area, Small Business Administration Lease and amending the FY 2005-2006 Agency appropriations resolution.

CEQA: Exempt; PP05-109 **[PUEBLO UNO]** [Deferred 6/28/05, Item 7.2]
[RECOMMEND DEFERRAL TO 8/23/05]

8 JOINT REDEVELOPMENT AGENCY/COUNCIL

CONVENE CITY COUNCIL TO CONSIDER ITEMS 8.1 – 8.2 IN A JOINT SESSION

8.1 Adoption of an ordinance deleting a portion of the Century Center Redevelopment Project Area.

Recommendation: Adoption of an ordinance of the City of San Jose repealing Ordinance Nos. 26659 and 26660 to remove 31 acres bounded generally by Santa Clara Street to the south, Julian Street to the north, Third Street to the east and Market Street to the west from the Century Center Redevelopment Project Area and from the Merged Redevelopment Project Area. **[CENTURY CENTER]**

8.2 Actions related to an agreement with San Jose Unified School District for Public Improvements at the Anne Darling Elementary School.

Recommendations:

(a) Adoption of a resolution by the City Council making certain determinations required by law for Agency funding of a public improvement; and,

(b) Approval of an agreement by the Redevelopment Agency Board with the San Jose Unified School District, in an amount not to exceed $82,500, for Public Improvements at the Anne Darling Elementary School in the Five Wounds/Brookwood Terrace neighborhood, located within the Strong Neighborhoods Initiative Redevelopment Project Area.

CEQA: Exempt **[FIVE WOUNDS/ BROOKWOOD TERRACE SNI]**

ADJOURN CITY COUNCIL PORTION OF THE MEETING

- Closed Session Report
- Open Forum—To be heard jointly with Redevelopment Agency Public Discussion.
- Adjournment