CITY OF SAN JOSE
CAPITAL OF SILICON VALLEY

REDEVELOPMENT AGENCY AMENDED AGENDA

JANUARY 24, 2006

LINDA J. LE ZOTTE	DISTRICT 1		KEN YEAGER	DISTRICT 6
FORREST WILLIAMS	DISTRICT 2		MADISON P. NGUYEN	DISTRICT 7
CINDY CHAVEZ	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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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 well before the item is heard**. This will ensure that your name is called for the item you wish to address and ensure that 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 forward those who have requested to speak. Please address the Agency at the speaker's podium.
- 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.

If you have any questions, please direct them to the 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 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.
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 November 29, 2005.
(b) Regular meeting of December 6, 2005.

2. CONSENT CALENDAR

2.2 Report of the Rules Committee – November 30, 2005.

(a) Review December 13, 2005 Draft Agenda.
(b) Addition of new items to the December 6, 2005 Agenda.
(c) Staff Reports Outstanding for the December 6, 2005 Agenda.

2.3 Report of the Rules Committee – December 7, 2005.

(a) Review December 20, 2005 Draft Agenda: Cancelled.
(b) Addition of new items to the December 13, 2005 Agenda.
(c) Staff Reports Outstanding for the December 13, 2005 Agenda.

2.4 Report of the Rules Committee – December 7, 2005.

(a) Review January 10, 2006 Draft Agenda.
(b) Review January 3, 2006 Draft Agenda; Meeting cancelled.
(c) Review December 27, 2005 Agenda; Meeting cancelled.
(d) Review December 20, 2005 Agenda; Meeting cancelled.

3. GENERAL

3.1 Acceptance of Agency Financial Reports

(a) Monthly Financial Statements – November 2005
(b) Capital Cost Report - November 2005
(c) Cash Flow Projection - November 20055

4. NEIGHBORHOOD IMPROVEMENT STRATEGIES

5. HOUSING

6. PUBLIC FACILITIES AND SPACES

7. PRIVATE DEVELOPMENT

7.1 Approval of a Tenant Improvement Work Letter Agreement for the San Jose BioCenter and related actions.

Recommendations:

(a) Approval of a Tenant Improvement Work Letter Agreement with Mission West Properties, allowing for the construction of tenant improvements at the San Jose BioCenter in an amount not to exceed $1,000,000; and,

(b) Adoption of a resolution authorizing the Executive Director to negotiate and execute purchase agreements to acquire equipment in order to facilitate the operations of tenant companies at the San Jose BioCenter, in an amount not to exceed $565,000 in FY 2005-06 and $600,000 in FY 2006-07.

CEQA: Resolution No. 69699 **[EDENVALE]**

7.2 Approval of an Owner Participation Agreement for 1609 McKee Road.

Recommendation: Approval of an Owner Participation Agreement with Daniel and Vina Yet, in the amount of $710,000, for exterior improvements at the property located at 1609 McKee Road, also known as the Anne Darling Shopping Center. CEQA: Exempt; File No. PP05-273 **[FIVE WOUNDS/BROOKWOOD TERRACE]**

*** (RECOMMEND DEFERRAL)**

7.3 Approval of an amendment to the Reciprocal Easement Agreement with Light Tower Associates.

***** **Recommendation:** Adoption of a resolution authorizing the Executive Director to execute the first amendment to the Reciprocal Easement Agreement with Light Tower Associates, L.P., a Delaware limited partnership and Light Tower Associates Sub, LLC, a limited liability company as tenants-in-common (Owner), pertaining to allocation of insurance costs for the Fairmont Annex Retail Parcel between the Owner and the San Jose Redevelopment Agency. CEQA: Resolution No. 68096 [**SAN ANTONIO PLAZA]** (Deferred 12/13/05, Item 7.2)

8. JOINT REDEVELOPMENT AGENCY/COUNCIL

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