

# **REDEVELOPMENT AGENCY AGENDA**

**OCTOBER 17, 2006**

LINDA J. LE ZOTTE  
FORREST WILLIAMS  
CINDY CHAVEZ  
CHUCK REED  
NORA CAMPOS

DISTRICT 1  
DISTRICT 2  
DISTRICT 3      RON GONZALES – CHAIR  
DISTRICT 4  
DISTRICT 5

KEN YEAGER  
MADISON P. NGUYEN  
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.

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.
- 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 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) 294-9337 (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, 18<sup>th</sup> 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.

See Item 9 on the City Council Agenda for description of any City Council agendized items relating to the Redevelopment Agency.

## **1. CEREMONIAL ITEMS**

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## **2. CONSENT CALENDAR**

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**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 August 15, 2006
- (b) Regular meeting of August 22, 2006
- (c) Regular meeting of August 29, 2006.

## **2. CONSENT CALENDAR**

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### **2.2 Report of the Rules Committee – September 20, 2006.**

#### **Vice Chair Chavez, Chair**

- (a) Review October 3, 2006 Draft Agenda.
- (b) Addition of new items to the September 26, 2006 Agenda: Meeting cancelled
- (c) Staff Reports outstanding for September 26, 2006: as of September 20, 2006: Meeting cancelled

### **2.3 Report of the Rules Committee – September 27, 2006.**

#### **Vice Chair Chavez, Chair**

- (a) Review October 10, 2006 Draft Agenda: Meeting cancelled.
- (b) Addition of new items to the October 3, 2006 Agenda.
- (c) Staff Reports outstanding for October 3, 2006: as of September 27, 2006.

## **3. GENERAL**

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## **4. NEIGHBORHOOD IMPROVEMENT STRATEGIES**

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## **5. HOUSING**

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## **6. PUBLIC FACILITIES AND SPACES**

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### **6.1 Approval to reject all bids for the McCabe Hall HVAC Project.**

**Recommendation:** Approval to reject all bids for the McCabe Hall HVAC Project; and authorization for staff to proceed immediately with re-bidding of the project. [PARK CENTER]

## **7. PRIVATE DEVELOPMENT**

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## **8. JOINT REDEVELOPMENT AGENCY/COUNCIL**

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*See item 9.1 on the City Council's Agenda, pertaining to the Repertory Theater, which will be heard and action taken only during the Council meeting that begins at 1:30 p.m. today.*

### **CONVENE CITY COUNCIL TO CONSIDER ITEM 8.1 IN A JOINT SESSION**

#### **8.1 City Council and Agency Board actions related to issuance of Merged Area Redevelopment Project Revenue Bonds in an amount not to exceed \$88,000,000.**

##### **Recommendations:**

- (a) Adoption of a resolution by the Agency Board:
  - (1) Authorizing the issuance of Merged Area Redevelopment Project Tax Allocation Bonds, in two or more series (tax-exempt and taxable), in an aggregate principal amount not to exceed \$88,000,000 (“2006 Bonds”); and approving in substantially final form the Ninth Supplemental Indenture of Trust with Union Bank, as Trustee; and,
  - (2) Authorizing the competitive sale of the 2006 Bonds; and,
  - (3) Approving in substantially final form the Preliminary Official Statement (POS), Notice of Intention to Sell Bonds and Official Notices Inviting Bids and authorizing Agency staff to distribute the POS; and,
  - (4) Authorizing all officers, agents and employees to take such actions and execute such documents necessary and desirable to accomplish issuance of the 2006 Bonds; and,
  - (5) Authorizing the Executive Director to purchase municipal bond insurance and surety bonds for the 2006 Bonds.
  
- (b) Adoption of a resolution by the Redevelopment Agency Board authorizing the Executive Director to purchase a surety bond to replace the funded reserve for outstanding Series 2003 for a period not-to-exceed December 31, 2008.
  
- (c) Adoption of a resolution by the City Council approving the issuance of Merged Area Redevelopment Project Tax Allocation Bonds, in two or more series (tax-exempt and taxable), in an aggregate principal amount not to exceed \$88,000,000.

**[MERGED]**

### **ADJOURN CITY COUNCIL PORTION OF THE MEETING**

- Closed Session Report
- Open Forum - To be heard jointly during City Council's Public Discussion.
- Adjournment