

# **REDEVELOPMENT AGENCY AGENDA**

**OCTOBER 3, 2006**

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  
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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### **2.1 Approval of Board Meeting Minutes.**

**Recommendation:** Approval of Redevelopment Agency Minutes for:

- (a) Regular meeting of June 20, 2006
- (b) Regular meeting of June 27, 2006
- (c) Regular meeting of August 8, 2006.

### **2.2 Report of the Rules Committee – September 6, 2006.**

**Vice Chair Chavez, Chair**

- (a) Review September 19, 2006 Draft Agenda
- (b) Addition of new items to the September 12, 2006 Agenda.
- (c) Staff Reports outstanding for September 12, 2006: as of September 6, 2006.

## **2. CONSENT CALENDAR**

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### **2.3 Report of the Rules Committee – September 13, 2006.**

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

- (a) Review September 26, 2006 Draft Agenda: Meeting cancelled.
- (b) Addition of new items to the September 19, 2006 Agenda.
- (c) Staff Reports outstanding for September 19, 2006: as of September 13, 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 of an amendment to the agreement with Rajappan & Meyer, Inc., for consulting services on proposed road realignments and infrastructure improvements.**

**Recommendation:** Approval of the first amendment to the agreement with Rajappan & Meyer, Inc., in the amount of \$137,000 for a total contract amount not to exceed \$172,940, for consulting services in connection with the proposed road realignment and related infrastructure improvements for the North San Pedro Housing Project. CEQA: Not a project. [JULIAN-STOCKTON]

## **7. PRIVATE DEVELOPMENT**

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### **7.1 Approval of a Tenant Improvement Work Letter Agreement for the San Jose BioCenter.**

**Recommendations:** Approval of a Tenant Improvement Work Letter Agreement in an amount not to exceed \$40,000, with Mission West Properties, allowing for the construction of tenant improvements related to security and signage at the San Jose BioCenter. CEQA: Exempt, File No. PP06-150 [EDENVALE]

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

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*See item 9.1 on the City Council's Agenda, pertaining to actions related to the Rep 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 ITEMS 8.1 – 8.3 IN A JOINT SESSION**

#### **8.1 Approval of a lease with Juice Zone for the property located at 88 South Fourth Street, Suite 100.**

##### **Recommendations:**

- (a) Adoption of a resolution by the City Council accepting the summary of costs and findings of the Summary 33433 Report and the Estimated Reuse Valuation pursuant to the California Health and Safety Code Section 33433 for a lease to Phan Ha, Tran Ha and Vinh Ha (dba Juice Zone) of 1,648 square feet of City-owned ground floor retail space at 88 South Fourth Street, Suite 100, that is master leased to the Redevelopment Agency, and making certain findings; and,
- (b) Approval by the City Council and Redevelopment Agency Board of a lease with Phan Ha, Tran Ha and Vinh Ha (dba Juice Zone) for the property located at 88 South Fourth Street, Suite 100, for 1,648 square feet of ground floor retail space; and,
- (c) Approval by the City Council of a Certificate of Nondisturbance and Attornment with Juice Zone under the terms of the Master Lease between the City and the Redevelopment Agency.

**[MERGED]**

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

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