

REDEVELOPMENT AGENCY AMENDED AGENDA

OCTOBER 31, 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, 18th Floor, City Hall

See Separate Agenda

1:30 p.m. - Regular Session, Council Chambers, City Hall

- **Orders of the Day**

Items marked with an asterisk denote changes or additions to the previously published Agenda for this meeting.

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 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 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 September 12, 2006
- (b) Regular meeting of September 19, 2006

2. CONSENT CALENDAR

2.2 Approval of an increase in the construction contingency for the Fallon House improvements project.

Recommendation: Adoption of a resolution approving an increase in the construction contingency for the Fallon House improvements project by \$125,000, to a total contingency of \$190,000, for a total contract authorization with Rodan Builders in the amount of \$619,000. CEQA: Exempt; PP05-230. [JULIAN-STOCKTON]

3. GENERAL

3.1 Acceptance of Agency Financial Reports

- (a) Monthly Financial Statements – August 2006
- (b) Capital Cost Report – August 2006
- (c) Cash Flow Projection – August 2006

3.2 Acceptance of the capital projects status report for the First Quarter, FY 2006 - 07.

* **Recommendation:** Acceptance of the Redevelopment Agency's report for the First Quarter, FY 2006-07 on the status of the Agency's capital projects.

3.3 Approval of the Comprehensive Annual Financial Report for FY 2005 - 2006.

Recommendation: Approval of the Comprehensive Annual Financial Report (CAFR) for Fiscal Year 2005 – 2006, ending June 30, 2006. [MERGED]

4. NEIGHBORHOOD IMPROVEMENT STRATEGIES

5. HOUSING

6. PUBLIC FACILITIES AND SPACES

6.1 Approval of a below market rental rate policy for Agency-owned properties.

Recommendation: Adoption of a resolution approving a policy setting forth criteria, guidelines and requirements for below market rental rates of Agency-owned land and buildings to non-profit and charitable organizations or governmental agencies or for other public purposes. CEQA: Not a Project, individual projects will be subject to additional environmental review.

[MERGED]

7. PRIVATE DEVELOPMENT

8. JOINT REDEVELOPMENT AGENCY/COUNCIL

See item 9.1 on the City Council's Agenda, concerning the purchase of property located on Clifton Avenue, which will be heard and action taken only during the Council meeting that begins at 1:30 p.m. today.

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