CITY OF SAN JOSE
CAPITAL OF SILICON VALLEY

REDEVELOPMENT AGENCY AMENDED AGENDA

NOVEMBER 14, 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

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 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 October 3, 2006

2.2 Report of the Rules Committee – October 4, 2006.
Vice Chair Chavez, Chair
(a) Review October 17, 2006 Draft Agenda: Meeting cancelled.
(b) Addition of new items to the October 10, 2006 Agenda: Meeting cancelled.
(c) Staff Reports outstanding for October 10, 2006: as of October 10, 2006: Meeting cancelled.

2. CONSENT CALENDAR

2.3 Report of the Rules Committee – October 11, 2006.
Vice Chair Chavez, Chair

(a) Review October 24, 2006 Draft Agenda: Meeting cancelled.
(b) Addition of new items to the October 17, 2006 Agenda.
(c) Staff Reports outstanding for October 17, 2006: as of October 11, 2006.

2.4 Report of the Rules Committee – October 18, 2006.
Vice Chair Chavez, Chair

(a) Review October 31, 2006 Draft Agenda.
(b) Addition of new items to the October 24, 2006 Agenda: Meeting cancelled.
(c) Staff Reports outstanding for October 24, 2006: as of October 11, 2006: Meeting cancelled.

2.5 Approval of the second amendment to the Owner Participation Agreement with Fountain Alley, LLC for 27-37 Fountain Alley and 28-40 E. Santa Clara Street.

Recommendation: Approval of the second amendment to the Owner Participation Agreement with Fountain Alley, LLC, revising the Schedule of Performance for the seismic retrofit and facade restoration of buildings located at 27-37 Fountain Alley and 28-40 E. Santa Clara Street. CEQA: Resolution No. 71039.1 **[CENTURY CENTER]**

3. GENERAL

3.1 Acceptance of Agency Financial Reports

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

4. NEIGHBORHOOD IMPROVEMENT STRATEGIES

5. HOUSING

6. PUBLIC FACILITIES AND SPACES

6.1 Approval of the third amendment to the agreement with Alliance Engineering Consultants, Inc., for electrical engineering and design services.

* **Recommendation:** Approval of the third amendment to the agreement with Alliance Engineering Consultants, Inc., increasing the compensation in the amount of $120,000, for a total amount not to exceed $151,000, and amending the scope of services for electrical engineering and design services for the Transit Mall Pedestrian Lighting Improvements project, and extending the term of the agreement by two years, through December 31, 2008. **[MERGED]**

7. PRIVATE DEVELOPMENT

7.1 Approval of a FIP agreement for the building located at 2 North First Street.

* **Recommendation:** Approval of a Facade Improvement Grant Agreement, in the amount of $121,000, which includes a construction contingency in the amount of $11,000, with the Kadah Family Limited Partnership, for improvements to the building located at 2 North First Street. CEQA: Exempt. File No. PP06-145. **[MERGED]**

7.2 Approval of a Restated Omnibus Agreement with Light Tower Associates concerning ownership of the Fairmont Hotel.

Recommendation: Approval of a Restated Omnibus Agreement with Light Tower Associates L.P., and other related entities to modify the limited partnership interests in the Fairmont Hotel. [**SAN ANTONIO PLAZA]**

7.3 Approval of the first amendment to the Exclusive Negotiations Agreement with Living Tomorrow California.

* **Recommendation:** Approval of the first amendment to the Exclusive Negotiations Agreement with Living Tomorrow California, extending the term to March 15, 2007 and adding Mesa Development as its development partner for the development of an Agency-owned property located south of San Fernando Street, between First and Second Streets. CEQA: Exempt. File No. PP05-272 **[SAN ANTONIO PLAZA]**

8. JOINT REDEVELOPMENT AGENCY/COUNCIL

See item 9.1 on the City Council's Agenda, pertaining to the City Hall retail Requests for Proposals and to the expansion of the San Jose McEnery Convention Center, which will be heard and action taken only during the Council meeting that begins at 1:30 p.m. today, for any Redevelopment-related actions on that agenda.

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