CITY OF SAN JOSE
CAPITAL OF SILICON VALLEY

REDEVELOPMENT AGENCY AMENDED AGENDA

FEBRUARY 28, 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) 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.
  Item 8.1. to be deferred to March 14, 2006.

* Items marked with an asterisk denote changes or additions to the previously published Agenda for this meeting.
ITEMS 8.1 – 8.2 ARE TO BE CONSIDERED IN A JOINT REDEVELOPMENT AGENCY BOARD/CITY COUNCIL SESSION.
See Items 9.1 – 9.2 on the City Council Agenda for description of 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 Report of the Rules Committee – February 1, 2006.

(a) Review February 14, 2005 Draft Agenda.
(b) Addition of new items to the February 7, 2006 Agenda.
(b) Staff Reports outstanding for February 7, 2006: as of February 1, 2006.

2. CONSENT CALENDAR

2.2 Report of the Rules Committee – February 8, 2006.

(a) Review February 21, 2005 Draft Agenda: Meeting Cancelled.
(b) Addition of new items to the February 14, 2006 Agenda.
(b) Staff Reports outstanding for February 14, 2006: as of February 8, 2006.

3. GENERAL

4. NEIGHBORHOOD IMPROVEMENT STRATEGIES

5. HOUSING

5.1 Approval of Real Estate Purchase Agreements.

Recommendations:

(a) Approval of a Purchase and Sale Agreement with James P. Mieuli, Trustee of the James P. Mieuli 2002 Revocable Trust UTA Dated August 23, 2002, in the amount of $5,953,500 plus related closing costs, for the acquisition of 150 South Montgomery Street; and,

(b) Approval of a Purchase and Sale Agreement with Butcher Bros., a partnership in the amount of $5,939,460 plus related closing costs, for the acquisition of 115 Autumn Street and 510 West San Fernando Street; and,

(c) Adopt a resolution approving a shift of $1,500,000 from the Adopted FY 2006-07 Capital Improvement Program to the FY 2005-2006 Adopted Capital Budget for Downtown Housing Site Acquisition project line and amending the FY 2005-06 Agency appropriations resolution.

CEQA: Downtown Strategy 2000 EIR, Resolution No. 72767 **[MERGED – GREATER DOWNTOWN]**

6. PUBLIC FACILITIES AND SPACES

7. PRIVATE DEVELOPMENT

7.1 Approval of a Use Agreement with the Theater on San Pedro Square.

* **Recommendation:** Adoption of a resolution authorizing the Executive Director to negotiate and execute a Property Use Agreement with the Theater on San Pedro Square to provide theater space at 29 North San Pedro to community arts groups for a minimum of 180 days annually for a five-year period at a maximum Agency cost of $600,000. (Deferred 2/14/06, Item 7.2) **[MERGED]**

7.2 Approval of actions related to the proposed development of San Antonio Plaza, Block 2.

* **Recommendation:** Adoption of a resolution authorizing the Executive Director to terminate a Disposition and Development Agreement with 8 East, LLC, for Agency-owned property located south of San Fernando Street, between First and Second Streets. **[SAN ANTONIO PLAZA]**

8. JOINT REDEVELOPMENT AGENCY/COUNCIL

Items 9.1 and 9.2 on the City Council's Agenda, relating to "Quarterly Report on CIP and SNI Projects", and to "Acquisition of Properties for the Alma Community Center", are recommended for deferral in action scheduled during the Council meeting that begins at 1:30 p.m. today

CONVENE CITY COUNCIL TO CONSIDER ITEMS 8.1 – 8.2 IN A JOINT SESSION

8.1 Approval of an exception to the City street light policy.

Recommendation: Adoption of a resolution by the City Council approving an exception to the City street light policy to allow the use of high pressure sodium lighting for the Burbank/Del Monte Streetscape Project, which includes pedestrian scale lighting. CEQA: Negative Declaration, File No. PP05-296 **[SNI: BURBANK/DEL MONTE]**

(RECOMMEND DEFERRAL TO 3/14/06)

8. JOINT REDEVELOPMENT AGENCY/COUNCIL

8.2 City Council and Agency Board actions related to the Education Revenue Augmentation Fund Loan Program.

Recommendation: Adoption of a resolution by the City Council reporting to the County Auditor the Agency's intent to fund its ERAF payment in the amount of $14,500,614 with funds borrowed from the CRA/ERAF Loan Program. **[MERGED]**

ADJOURN CITY COUNCIL PORTION OF THE MEETING

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