

REDEVELOPMENT AGENCY AMENDED AGENDA

APRIL 25, 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 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 – March 29, 2006.

- (a) Review April 11, 2005 Draft Agenda.
- (b) Addition of new items to the April 4, 2006 Agenda: Meeting cancelled.
- (b) Staff Reports outstanding for April 4, 2006: as of March 29, 2006.

2. CONSENT CALENDAR

2.2 Report of the Rules Committee – April 5, 2006.

- (a) Review April 18, 2005 Draft Agenda.
- (b) Addition of new items to the April 11, 2006 Agenda.
- (b) Staff Reports outstanding for April 11, 2006: as of April 5, 2006.

3. GENERAL

4. NEIGHBORHOOD IMPROVEMENT STRATEGIES

5. HOUSING

6. PUBLIC FACILITIES AND SPACES

7. PRIVATE DEVELOPMENT

7.1 Approval of an Exclusive Negotiations Agreement with Imwalle Properties, LLC.

Recommendation: Approval of an Exclusive Negotiations Agreement with Imwalle Properties, LLC, for a 180-day term with an option to extend the agreement for an additional 60-day period, for the proposed sale and development of two Agency-owned properties located at the southwest corner of Story and King Roads (APNs: 486-10-068 & 486-10-090). **[STORY ROAD]**

7. PRIVATE DEVELOPMENT

7.2 Approval of a Property Use Agreement, a Security Agreement and a UCC-1 Fixture Filing with the Theater on San Pedro Square to provide theater space to community arts groups.

*** Recommendations:**

- (a) Approval of a Property Use Agreement with the Theater on San Pedro Square, or a related entity, to provide theater space at 29 North San Pedro Street to community arts groups for a minimum of 180 days annually for a five-year period at a maximum cost to the Agency of \$600,000; and,
 - (b) Approval of a Security Agreement and a UCC-1 Fixture Filing to secure the obligation to make the theater space available as required under the Property Use Agreement
- [MERGED]**

8. JOINT REDEVELOPMENT AGENCY/COUNCIL

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