

REDEVELOPMENT AGENCY AMENDED AGENDA

MAY 2, 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 – April 12, 2006.

- (a) Review April 25, 2005 Draft Agenda.
- (b) Addition of new items to the April 18, 2006 Agenda: Meeting cancelled.
- (c) Staff Reports outstanding for April 18, 2006: as of April 12, 2006.

3. GENERAL

3.1 Progress Report on the Implementation Plan for the Strong Neighborhoods Initiative Redevelopment Project Area.

Recommendation: Public Hearing to evaluate the progress of redevelopment under the Implementation Plan and related Redevelopment Plans for the Strong Neighborhoods Initiative Project Area and approval of the Progress Report submitted by Agency staff, as submitted or as changed by the Board, as the evaluation of the progress of such redevelopment. [SNI]

4. NEIGHBORHOOD IMPROVEMENT STRATEGIES

5. HOUSING

6. PUBLIC FACILITIES AND SPACES

7. PRIVATE DEVELOPMENT

8. JOINT REDEVELOPMENT AGENCY/COUNCIL

See Item 9 on the City Council's Agenda, which will be heard during the Council meeting that begins at 1:30 p.m. today for any Agency-related items on that agenda.

CONVENE CITY COUNCIL TO CONSIDER ITEM 8.1 IN A JOINT SESSION

8.1 Approval of an agreement with the Mexican Heritage Corporation.

Recommendations:

- * (a) Adoption of a resolution by the City Council making certain findings required under California Health and Safety Code Section 33445 related to Redevelopment Agency funding of public improvements; and,

8. JOINT REDEVELOPMENT AGENCY/COUNCIL

- 8.1** (b) Adoption of a resolution by the City Council acknowledging the role of the Mexican Cultural Heritage Plaza facility in preserving the history and culture of California, and stating its intent to continue this use for the next 20 years; and,
- (c) Approval by the City Council and Redevelopment Agency Board of an agreement with the Mexican Heritage Corporation, in the amount of \$550,000, to provide Redevelopment Agency assistance with HVAC, security, and other miscellaneous capital upgrades for the Mexican Cultural Heritage Gardens facility.
- (d) Adoption of a resolution by the Redevelopment Agency Board approving a proposed budget adjustment to Adopted FY 2005-06 Capital Budget by adding \$550,000 to Mexican Heritage Corp. Grant project line in the Alum Rock Neighborhood Business Investment Program Redevelopment Area, and amending the FY 2005-2006 Agency appropriations resolution.

CEQA: [ALUM ROCK]

8.2 Approval of a lease with Mesa SoFA Partners for approximately 7,030 square feet of ground floor retail space located on the ground floor of the Fairmont Annex.

Recommendations:

- (a) Adoption of a resolution by the City Council accepting the costs and findings of the Summary 33433 Report and the Estimated Reuse Valuation pursuant to the California Health and Safety Code Section 33433 for the lease to Mesa SoFA Partners, LLC of approximately 7,030 square feet of Redevelopment Agency-owned ground floor retail space located at 170 South Market Street in the Fairmont Annex, and making certain findings; and,
- (b) Approval by the City Council and Redevelopment Agency Board of a lease with Mesa SoFA Partners, for the property located at 170 South Market Street in the ground floor of the Fairmont Annex for approximately 7,030 square feet of retail space for a term of 32 months, with two six month options to extend Fairmont Annex.

CEQA: Exempt, File No. PP06-069 [SAN ANTONIO PLAZA]

ADJOURN CITY COUNCIL PORTION OF THE MEETING

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