

REDEVELOPMENT AGENCY AMENDED AGENDA

MAY 23, 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 26, 2006.

- (a) Review May 9, 2006 Draft Agenda.
- (b) Addition of new items to the May 2, 2006 Agenda.
- (c) Staff Reports outstanding for May 2, 2006: as of April 26, 2006.

2. CONSENT CALENDAR

2.2 Report of the Rules Committee – May 3, 2006.

- (a) Review May 16, 2006 Draft Agenda.
- (b) Addition of new items to the May 9, 2006 Agenda.
- (c) Staff Reports outstanding for May 9, 2006: as of April 19, 2006.

3. GENERAL

4. NEIGHBORHOOD IMPROVEMENT STRATEGIES

5. HOUSING

5.1 Approval of amendments to two Real Estate Purchase Agreements.

Recommendations:

- (a) Approve a first amendment to the Purchase and Sale Agreement with James P. Mieuli, Trustee of the James P. Mieuli 2002 Revocable Trust UTA Dated August 23, 2002, to hold back \$50,000 for potential environmental mitigation costs for real property located at 150 S. Montgomery Street; and,
- (b) Approve a first amendment to the Purchase and Sale Agreement with Butcher Bros., a Partnership, to hold back \$50,000 for potential environmental mitigation costs for the real property located at 115 Autumn Street and 510 W. San Fernando Street.

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

6. PUBLIC FACILITIES AND SPACES

6.1 Approval of an amendment to the Amended and Restated Loan Assignment and Modification Agreement with Zanotto's Downtown Market.

- * **Recommendation:** Approval of the first amendment to the Amended and Restated Loan Assignment and Modification Agreement with Zanotto's Downtown Market, Inc., extending the term of the loan from seven to thirteen years and modifying the repayment schedule. [CENTURY CENTER]

6.2 Approval of the third amendment to the agreement with Bellecci & Associates for civil engineering services.

- * **Recommendations:** Approval of the third amendment to the agreement with Bellecci & Associates, Inc., for civil engineering services for the Guadalupe River Park Parking Lot and Driveway project, increasing the compensation in the amount of \$10,000 for total compensation not to exceed \$110,000, and extending the term of the agreement by one year, through June 30, 2007. [MERGED]

7. PRIVATE DEVELOPMENT

7.1 Approval of a Facade Improvement Program Agreement with Legato Enterprises.

- Recommendation:** Approval of a Facade Improvement Program Agreement with Legato Enterprises, in the amount of \$132,000, including a construction contingency in the amount of \$12,000, owners of the building located at 138 E. Santa Clara Street. CEQA: Exempt [CENTURY CENTER]

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.

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