

REDEVELOPMENT AGENCY AGENDA

SEPTEMBER 12, 2006

LINDA J. LE ZOTTE
FORREST WILLIAMS
CINDY CHAVEZ
CHUCK REED
NORA CAMPOS

DISTRICT 1
DISTRICT 2
DISTRICT 3 RON GONZALES – CHAIR
DISTRICT 4
DISTRICT 5

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 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 agenda 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 April 25, 2006.
- (b) Regular meeting of May 2, 2006.
- (c) Regular meeting of May 9, 2006.
- (d) Regular meeting of May 23, 2006.
- (e) Regular meeting of June 13, 2006.

2. CONSENT CALENDAR

2.2 Report of the Rules Committee – August 16, 2006.

Vice Chair Chavez, Chair

- (a) Review August 29, 2006 Draft Agenda.
- (b) Addition of new items to the August 22, 2006 Agenda.
- (c) Staff Reports outstanding for August 22, 2006: as of August 16, 2006.

2.3 Report of the Rules Committee – August 23, 2006.

Vice Chair Chavez, Chair

- (a) Review September 5, 2006 Draft Agenda: Meeting Cancelled.
- (b) Addition of new items to the August 29, 2006 Agenda.
- (c) Staff Reports outstanding for August 29, 2006: as of August 23, 2006.

3. GENERAL

3.1 Acceptance of Agency Financial Reports

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

4. NEIGHBORHOOD IMPROVEMENT STRATEGIES

5. HOUSING

6. PUBLIC FACILITIES AND SPACES

6.1 Award of a construction contract for installation of ceramic tile at the Tech Museum of Innovation.

Recommendation: Adoption of a resolution awarding a contract to Jarak Stone and Tile, in the amount of \$200,000, for the replacement of ceramic tile at the Tech Museum of Innovation, located at 201 South Market Street, and establishing a 20% construction contingency for a total amount not to exceed \$240,000. CEQA: Exempt. File No. PP06-140. **[PARK CENTER]**

7. PRIVATE DEVELOPMENT

8. JOINT REDEVELOPMENT AGENCY/COUNCIL

See item 9.1 on the City Council's Agenda, pertaining to an agreement with the Rep Theater, which will be heard and action taken only 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 agreement for Public Improvements at the Gardner Academy School.

Recommendations:

- (a) Adoption of a resolution by the City Council making certain determinations required by law for Agency funding of a public improvement for the San Jose Unified School District.
- (b) Approval by the Redevelopment Agency Board of an agreement with the San Jose Unified School District, in an amount not to exceed \$75,000, for Public Improvements at the Gardner Academy School in the Greater Gardner Strong Neighborhoods Initiative Redevelopment Area.

CEQA: Exemption adopted by San Jose Unified School District, File No. PP06-134 [SNI: GREATER GARDNER] (Deferred 8/22/06, Item 8.1)

8.2 Approval of actions related to issuance of Redevelopment Agency bonds.

Recommendations:

- (a) Adoption of a resolution by the Redevelopment Agency Board accepting a finance plan related to the issuance of taxable and tax exempt Tax Allocation Bonds for FY 2006-07, and specifying the Board's intent to issue bonds in an amount necessary to generate \$75,000,000 for the purpose of financing various redevelopment projects contained in the current FY 2006-07 Capital Budget and as proposed to be amended.

8. JOINT REDEVELOPMENT AGENCY/COUNCIL

(Cont'd)

- 8.2** (b) Adoption of a resolution by the City Council subordinating the receipt of any redevelopment pass through payments to the Agency's existing and future Tax Allocation Bonds.

[MERGED]

ADJOURN CITY COUNCIL PORTION OF THE MEETING

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