CITY OF SAN JOSE
CAPITAL OF SILICON VALLEY

REDEVELOPMENT AGENCY AMENDED AGENDA

JANUARY 30, 2007

PETE CONSTANT	DISTRICT 1		Vacant	DISTRICT 6
FORREST WILLIAMS	DISTRICT 2		MADISON P. NGUYEN	DISTRICT 7
SAM LICCARDO	DISTRICT 3	CHUCK REED – CHAIR	DAVID D. CORTESE	DISTRICT 8
Vacant	DISTRICT 4		JUDY CHIRCO	DISTRICT 9
NORA CAMPOS	DISTRICT 5		NANCY PYLE	DISTRICT 10

CITY OF SAN JOSE
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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, Council Chambers, Conference Room W133, City Hall
  See Separate Agenda
  1:30 p.m. - Regular Session, Council Chambers, City Hall

* **The Agency Board meeting will convene at a "TIME CERTAIN" of 3:30 p.m. today, immediately following conclusion of the Open Forum on the City Council's agenda.**

- Orders of the Day

* Recommend deferral of item 7.1, US Market Access Center, to Feb 13, 2007.

* Items marked with an asterisk denote changes or additions to the previously published Agenda for this meeting.
See Item 9 on the City Council Agenda for description of any City Council agendized items relating to the Redevelopment Agency.

- Closed Session Report

- Open Forum - To be heard jointly during City Council's Public Discussion.

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. CONSENT CALENDAR

2.1 Report of the Rules Committee – January 10, 2006.
Chair Reed, Chairperson

(a) Review January 23, 2007 Draft Agenda.
(b) Addition of new items to the January 16, 2007 Agenda; Meeting cancelled.
(c) Staff Reports outstanding for January 16, 2007: as of January 10, 2007; Meeting cancelled.

3. GENERAL

3.1 Amendment of the Redevelopment Agency By-Laws to reflect Redevelopment Agency Board Committees.

Recommendation: Adoption of a resolution amending the Redevelopment Agency By-Laws to reflect the following new Redevelopment Agency Board Committees: "Rules and Open Government Committee" "Community and Economic Development Committee," and "Public Safety, Finance and Strategic Support Committee".

4. NEIGHBORHOOD IMPROVEMENT STRATEGIES

5. HOUSING

5.1 Approval of the second amendment to the DDA with 360 Residences LLC.

Recommendations:

(a) Approval of the second amendment to the Disposition and Development Agreement (DDA) with 360 Residences LLC (formerly Mesa SoFA Partners, LLC), modifying the timing of payment on the purchase of Agency-owned property at 360 South Market Street providing for payment of $8,000,000 at the close of escrow and the execution of a $2,000,000 promissory note due and payable upon the sale of the first residential unit in the Project; and modifying the Schedule of Performance.

5. HOUSING

5.1 (b) Adoption of a resolution authorizing the Executive Director to negotiate, execute, record, and accept all documents reasonably necessary to implement the DDA and facilitate the close of escrow.

***** (c) Adoption of a resolution approving the proposed decrease of $2,000,000 to the FY 2006-2007 Adopted Capital Budget Miscellaneous Revenue and amend the FY 2006-2007 Agency appropriations resolution.

CEQA: Resolution No. 72767 and addenda thereto, File No. H05-037 **[MARKET GATEWAY]**

6. PUBLIC FACILITIES AND SPACES

7. PRIVATE DEVELOPMENT

7.1 Consent to the sublease of office space at the US Market Access Center.

***** **Recommendation:** Consent to the sublease of office space at the US Market Access Center between the Office of Economic Development and the San Jose State University Foundation, providing the use of the subleased space to the East of England. **[MERGED]** (Recommend deferral to Feb 13, 2007)

8. JOINT REDEVELOPMENT AGENCY/COUNCIL

See item 9 on the City Council's Agenda, which will be heard and action taken only during the Council meeting that begins at 1:30 p.m. today, for any Redevelopment-related actions on that agenda.

CONVENE CITY COUNCIL TO CONSIDER ITEM 8.1 IN A JOINT SESSION

8.1 Approval of a Lease Agreement with the Friends of Guadalupe River Park and Gardens for the building at 438 Coleman Avenue and related actions.

Recommendations:

(a) Redevelopment Agency Board approval of a Lease Agreement with the Friends of Guadalupe River Park and Gardens for the building located at 438 Coleman Avenue.

8. JOINT REDEVELOPMENT AGENCY/COUNCIL

8.1 (b) Adoption of resolutions by the City Council and Redevelopment Agency Board approving the transfer of ownership of 438 Coleman Avenue from the Agency to the City of San Jose; and,

(c) Adoption of resolutions by the City Council and Redevelopment Agency Board authorizing the City Manager and Executive Director to execute all documents necessary to effect the lease and land transfer.

CEQA: Not a project. **[JULIAN STOCKTON]**

ADJOURN CITY COUNCIL PORTION OF THE MEETING

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