

# REDEVELOPMENT AGENCY AGENDA

**APRIL 24, 2007**

PETE CONSTANT  
FORREST WILLIAMS  
SAM LICCARDO  
Vacant  
NORA CAMPOS

DISTRICT 1  
DISTRICT 2  
DISTRICT 3  
DISTRICT 4  
DISTRICT 5

CHUCK REED – CHAIR

PIERLUIGI OLIVERIO  
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, Call to Order in Council Chambers  
Adjourn to Closed Session in Council Chambers Conference Room W133  
See Separate Agenda  
1:30 p.m. - Regular Session, Council Chambers, City Hall  
The Agency Board agenda will be considered at a time no earlier than 3:30 p.m. today, immediately following conclusion of the Open Forum on the City Council's agenda
- **Open Forum - To be heard jointly during City Council's Public Discussion.**
- **Closed Session Report**
- **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 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 Approval of Board Meeting Minutes.**

**Recommendation:** Approval of Redevelopment Agency Minutes for:  
(a) Regular meeting of March 20, 2007

## **2. CONSENT CALENDAR**

---

### **2.2 Report of the Rules Committee – March 28, 2007.**

#### **Chair Reed, Chairperson**

- (a) Addition of new items to the April 3, 2007 Agenda: Meeting cancelled.
- (b) Review April 10, 2007 Draft Agenda.
- (c) Assign “Time Certain” for convening Redevelopment Agency Agenda.

## **3. GENERAL**

---

### **3.1 Approval of Real Estate Development Solicitation Guidelines.**

**Recommendation:** Adoption of a resolution approving the Agency Real Estate Development Solicitation Guidelines.

## **4. NEIGHBORHOOD IMPROVEMENT STRATEGIES**

---

## **5. HOUSING**

---

## **6. PUBLIC FACILITIES AND SPACES**

---

### **6.1 Approval of a budget adjustment related to the Fallon House project**

**Recommendations:** Adoption of a resolution approving the shift of \$700,000 from the Adopted FY 2007-08 Capital Improvement Program to the FY 2006-07 Adopted Capital Budget for the Fallon House Improvement project line in the Julian Stockton Redevelopment Area, and amending the FY 2006-2007 Agency appropriations resolution. CEQA: Exempt, PP06-184. **[JULIAN-STOCKTON]**

## **6. PUBLIC FACILITIES AND SPACES**

---

### **6.2 Approval of actions related to the operation and management of business incubators in the downtown.**

#### **Recommendation:**

- (a) Approval of the First Amendment to the Sublease and Co-Sponsorship Operating Agreement (Sublease) with the San Jose State University Research Foundation (Foundation) to operate and manage the Software Business Cluster (SBC) and the Environmental Business Cluster (EBC), located at 2 North First Street, extending the Sublease through October 31, 2009; and,
- (b) Approval of the First Amendment to the Sublease and Co-Sponsorship Operating Agreement with the Foundation to operate and manage the U.S. Market Access Center (US MAC), located at 111 North Market Street, extending the Sublease through November 14, 2009.

CEQA: Resolution No. 72767 (MERGED)

## **7. PRIVATE DEVELOPMENT**

---

## **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.*

- Adjournment