

# REDEVELOPMENT AGENCY AGENDA

**MAY 15, 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 generally 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**

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## **2. CONSENT CALENDAR**

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### **2.1 Report of the Rules Committee – April 25, 2007.** **Chair Reed, Chairperson**

- (a) Addition of new items to the May 1, 2007 Agenda: Meeting cancelled.
- (b) Review May 8, 2007 Draft Agenda.

### **3. GENERAL**

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### **4. NEIGHBORHOOD IMPROVEMENT STRATEGIES**

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### **5. HOUSING**

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

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### **7. PRIVATE DEVELOPMENT**

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#### **7.1 Approval of an amendment to the ENA with Living Tomorrow California and Mesa San Jose Living and direction for an RFP action. (Supplemental Memo)**

##### **Recommendations:**

- (a) Approval of the first amendment to the Amended and Restated Exclusive Negotiations Agreement (ENA) with Living Tomorrow California and Mesa San Jose Living, extending the term of the agreement to August 17, 2007, with an option to extend the term for an additional 60 days, for the development of Agency-owned property located south of San Fernando Street, between First and Second Streets, commonly known as the Block 2 site; and,
- (b) Adoption of a resolution directing the Executive Director to issue a Request for Proposals (RFP) for the Block 2 site, if the ENA with Living Tomorrow California and Mesa San Jose Living terminates without resulting in a Disposition and Development Agreement.

CEQA: Downtown Strategy 2000 EIR, Resolution No. 72767, PP07-094. [SAN ANTONIO PLAZA]

## **8. JOINT REDEVELOPMENT AGENCY/COUNCIL**

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*See item 9.1 on the City Council's Agenda, related to the "Inclusionary Housing Policy" 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 ITEM 8.1 IN A JOINT SESSION**

### **8.1 Adoption of an ordinance adopting the eminent domain plan of the Redevelopment Agency of the City of San Jose.**

**Recommendation:** Adoption of an ordinance by the City Council, pursuant to SB 53, describing the Redevelopment Agency of the City of San Jose program to acquire real property by eminent domain as set forth in the Agency's adopted Redevelopment Plan for each of the Redevelopment Agency's Project Areas.  
CEQA: Not a project [**MERGED**]

**ADJOURN CITY COUNCIL PORTION OF THE MEETING**

- Adjournment