CITY OF SAN JOSE
CAPITAL OF SILICON VALLEY

# REDEVELOPMENT AGENCY AGENDA

## MAY 8, 2007

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| PETE CONSTANT | DISTRICT 1 | | PIERLUIGI OLIVERIO | 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
CAPITAL OF SILICON VALLEY

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

# 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 27, 2007

# 2. CONSENT CALENDAR

**2.2 Report of the Rules Committee – April 4, 2007.**
**Chair Reed, Chairperson**
(a) Addition of new items to the April 10, 2007 Agenda.
(b) Review April 17, 2007 Draft Agenda.
(c) Assign "Time Certain" for convening Redevelopment Agency Agenda.

**2.3 Report of the Rules Committee – April 11, 2007.**
**Chair Reed, Chairperson**
(a) Addition of new items to the April 17, 2007 Agenda: Meeting cancelled.
(b) Review April 24, 2007 Draft Agenda.
(c) Assign "Time Certain" for convening Redevelopment Agency Agenda.

**2.4 Report of the Rules Committee – April 18, 2007.**
**Chair Reed, Chairperson**
(a) Addition of new items to the April 24, 2007 Agenda: Meeting cancelled.
(b) Review May 1, 2007 Draft Agenda.
(c) Assign "Time Certain" for convening Redevelopment Agency Agenda.

# 3. GENERAL

**3.1 Report of the Public Safety, Finance and Strategic Support Committee – April 19, 2007.**
**Chair Nguyen, Chairperson**
"4. Redevelopment Agency Monthly Financial Reports for February, 2007."

# 4. NEIGHBORHOOD IMPROVEMENT STRATEGIES

# 5. HOUSING

**5.1 Approval of Purchase and Sale Agreements for real property located at 92 and 102 South Montgomery Street.**

**Recommendation:**

(a) Approval of a Purchase and Sale Agreement with Roy W. Krickeberg and Mary Ann Krickeberg, Trustees of The Krickeberg Living Trust dated January 29, 1997, in the amount of $1,146,655 plus related closing costs, for the acquisition of real property located at 92 South Montgomery Street; and,

# 5. HOUSING

**5.1** (b) Approval of a Purchase and Sale Agreement with Roy Krickeberg and Mary Krickeberg, Trustees of The Krickeberg Living Trust dated January 29, 1997, in the amount of $853,335 plus related closing costs, for the acquisition of real property located at 102 South Montgomery Street.

(c) Approval of relocation benefits to the current commercial and residential occupants of the above properties, if necessary, which are estimated to be $388,600.

CEQA: Downtown Strategy 2000 EIR, Resolution No. 72767. **[SNI: BURBANK/DEL MONTE]**

# 6. PUBLIC FACILITIES AND SPACES

**6.1 Actions related to the filing of a California Cultural and Historical Endowment Grant Application for the Mexican Heritage Plaza and Gardens.**

**Recommendation:** Adoption of a resolution approving the filing of a California Cultural and Historical Endowment (CCHE) Grant Application in an amount up to $3,000,000 to be funded from the California Clean Water, Clean Air, Safe Neighborhood Parks, and Coastal Protection Act of 2002 for a potential retail mixed-use development at the Mexican Heritage Plaza; certifying that the Grant Applicant has reviewed, understands and agrees to the General Provisions of the CCHE Grant Application and Grant Agreement; and authorizing the Executive Director to conduct all negotiations, execute and submit all documents needed by CCHE including, but not limited to, applications, agreements, payment requests and other items, which may be necessary for the completion of the Project, provided, however that the grant agreement shall come back to the Agency Board for approval, if and when the grant is received. Not a project. **[ALUM ROCK]**

# 7. PRIVATE DEVELOPMENT

**7.1 Approval of a FIP agreement for the buildings located at 111 West St. John and 111 North Market Streets.**

**Recommendation:** Approval of a Facade Improvement Program (FIP) Agreement, in the amount of $440,000, including a construction contingency in the amount of $40,000, with Community Towers Management, LLC, owner of the buildings located at 111 West Saint John and 111 North Market Streets, to renovate the facades of those buildings. CEQA: Exempt. File No. PP07-084. **[JULIAN-STOCKTON]**

# 7. PRIVATE DEVELOPMENT

### 7.2 Approval of a FIP agreement for the El Sabroso Mexican Grill located at 17 South 4th Street.

**Recommendation:** Approval of a Facade Improvement Program (FIP) Agreement, in the amount of $132,000, including a construction contingency in the amount of $12,000, with Quangminh Pham and Diemcuc Nguyen Pham, owners of the building located at 17 S. 4th Street, to renovate the facade of that building. CEQA: Exempt. File No. PP07-085. **[MERGED]**

### 7.3 Approval of a FIP Agreement for the Maplewood Plaza Shopping Center located at 2600-2638 Union Avenue.

**Recommendation:** Approval of a Facade Improvement Program (FIP) Agreement, in the amount of $440,000, including a contingency amount of $40,000, with Joseph Kovalik, owner of a shopping center located at 2600-2638 Union Avenue in the Union/Curtner Strong Neighborhoods Initiative Redevelopment Project Area, for facade improvements to three buildings. CEQA: Exempt, PP04-01-015. **[SNI: UNION/CURTNER]**

### 7.4 Approval of actions related to the FedEx Kinko's lease for the retail space located at 93 E. San Carlos Street.

**Recommendation:** Approval of a Nondisturbance Agreement with FedEx Kinko's Office and Print Services, Inc., and consent to the Fourth Amendment to Lease between SFC Associates IV and Tenant for the retail space located at 93 E. San Carlos Street for 4,310 square feet of ground floor retail space. CEQA: Exempt, File No. PP07-082. **[SAN ANTONIO PLAZA]**

# 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