

REDEVELOPMENT AGENCY AMENDED AGENDA

JUNE 12, 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 marked with an asterisk denote changes or additions to the previously published Agenda for this meeting.

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. CONSENT CALENDAR

2.1 Approval of an amendment to the agreement with Navigant Consulting, Inc.

Recommendation:

- (a) Approval of the first amendment to the agreement with Navigant Consulting, Inc., in the amount of \$101,000 for a total contract amount not to exceed \$133,500, for litigation expert services; and,
- (b) Adoption of a resolution approving an adjustment to the FY 2006-07 Adopted Capital Budget adding \$101,000 to the California Theatre – Opera San Jose project line in the Market-Gateway Redevelopment Area and amending the FY 2006-2007 Agency appropriations resolution.

CEQA: Not a project. [MARKET-GATEWAY]

2.2 Approval an amendment to the Lease with MACLA for 500-510 South First Street.

Recommendation: Approval of the first amendment to the Lease with Movimiento De Arte Y Cultura Latino Americano (MACLA), modifying the lease terms for space located at 500-510 South First Street of approximately 7,617 square feet. CEQA: Exempt, File No. PP07-104 [MARKET GATEWAY]

3. GENERAL

3.1 Report of the Public Safety, Finance and Strategic Support Committee – May 17, 2007.

Chair Nguyen, Chairperson

“4. Redevelopment Agency Monthly Financial Reports for March 2007.”

4. NEIGHBORHOOD IMPROVEMENT STRATEGIES

5. HOUSING

6. PUBLIC FACILITIES AND SPACES

6.1 Approval of an amendment to the Amended and Continued Property Use Agreement with the San Jose Downtown Association.

Recommendation: Approval of the First Amendment to the Amended and Continued Property Use Agreement with San Jose Downtown Association (DTA) for use of retail space at 88 South Fourth Street, Suite 130 as KALEID Gallery, extending the term of the agreement to January 31, 2008, and updating the insurance requirements, at no additional cost to the Agency. CEQA: Exempt. File No. PP07-113. [SNI: CIVIC PLAZA]

7. PRIVATE DEVELOPMENT

8. JOINT REDEVELOPMENT AGENCY/COUNCIL

See item 9 on the City Council's Agenda, for actions related to the "Downtown Parking Management Plan," the "Property and Business Improvement District in Downtown," the "Mayor's June Budget Message," and approval of the "FY 2007-08 Operating & Capital Budgets," 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 ITEMS 8.1 -8.3 IN A JOINT SESSION

8.1 Approval of an agreement with Sonoma State University for archaeological services for the Japantown Main Corporation Yard project and related budget actions.

Recommendations:

- (a) Adoption by the City Council of the following Amendments to the Appropriation Ordinance in the "Construction Tax and Property Conveyance Tax Fund: Service Yards Purpose" (Fund 395):
 - (1) Decrease Ending Fund Balance by \$410,500.
 - (2) Establish a transfer to the City of San Jose Redevelopment Agency in the amount of \$410,500 for archaeological research at the Main Corporation Yard and Parking Lot project.

8. JOINT REDEVELOPMENT AGENCY/COUNCIL

- 8.1 (b) Redevelopment Agency Board approval of an agreement with Sonoma State University, on behalf of the Anthropological Studies Center, in the amount of \$380,280 in services with a contingency of \$30,220 for a maximum total compensation of \$410,500, for archaeological service related to the Japantown Main Corporation Yard project, generally located at Sixth and Taylor Streets.
- * (c) Adoption of a resolution by the Redevelopment Agency Board amending the FY 2006-2007 Revenue Resolution to add \$410,500, representing a transfer from the City to fund Archaeological Research services at the Japantown Main Corporation Yard and Parking Lot site; amending the FY 2006-07 Adopted Capital Budget adding \$410,500 to the Japantown – Corporation Yard project line in the Japantown Redevelopment Area; and amending the FY 2006-2007 Agency appropriations resolution.
CEQA: Exempt. File No. PP-07-104. [JAPANTOWN]

8.2 Approval of an amendment to the loan agreement from the City of San Jose's Parking Fund Reserve to the Redevelopment Agency.

Recommendations:

- (a) City Council and Agency Board approval of an amendment to the loan agreement from the City of San Jose's General Purpose Parking Fund to the Redevelopment Agency, (1) deferring the repayment of the principal in the amount of \$6.8 million, to become due and payable on July 31, 2012, and (2) removing the provision for any future interest to accrue beyond June 30, 2007.
- (b) Adoption of a resolution by the Agency Board approving an adjustment to the FY 2006-07 Adopted Capital Budget, adding \$440,000 to the Downtown Parking Acquisition project line item in the Almaden Gateway Redevelopment Area, and amending the FY 2006-07 Agency appropriations resolution, in lieu of interest payment to the City, representing interest accrued through June 30, 2007, as estimated by Department of Transportation.

8. JOINT REDEVELOPMENT AGENCY/COUNCIL

8.3 Acceptance of the disclosure of property interest by Boardmember Sam Liccardo

- * **Recommendation:** City Council and Agency Board acceptance of the disclosure of property interest by Boardmember Sam Liccardo and direction that the disclosure be entered into the public minutes of the Redevelopment Agency Board meeting.

(DROP)

ADJOURN CITY COUNCIL PORTION OF THE MEETING

- Adjournment