

REDEVELOPMENT AGENCY AGENDA

JUNE 19, 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>.

This publication can be made available upon request in alternate formats, such as, Braille, large print, audio recording or accessible electronic format. Requests can be made by calling (408) 535-8500 or (408) 294-9337 (TTY) if you do not have your own 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. CONSENT CALENDAR

2.1 Report of the Rules Committee – May 23, 2007.

Chair Reed, Chairperson

- (a) Addition of new items to the May 29, 2007, Meeting Cancelled.
- (b) Review June 5, 2007 Draft Agenda.
- (c) Assign “Time Certain” for convening Redevelopment Agency Agenda.

2.2 Report of the Rules Committee – May 30, 2007.

Chair Reed, Chairperson

- (a) Addition of new items to the June 5, 2007.
- (b) Review June 12, 2007 Draft Agenda.
- (c) Assign “Time Certain” for convening Redevelopment Agency Agenda.

3. GENERAL

4. NEIGHBORHOOD IMPROVEMENT STRATEGIES

5. HOUSING

5.1 Approval of Purchase and Sale Agreements for the North San Pedro Housing Project site.

Recommendation: Approval of a Purchase and Sale Agreement with the State of California, Department of Transportation, in the amount of \$1,663,000 plus related closing costs, for the acquisition of real properties located at 331 Terraine Street and 255 Bassett Street. CEQA: Resolution No. 72170, File No GP03-03-01. [JULIAN-STOCKTON]

6. PUBLIC FACILITIES AND SPACES

7. PRIVATE DEVELOPMENT

7.1 Approval of an amendment to the OPA with Fountain Alley, LLC, for buildings located at 27-37 Fountain Alley and 28-40 E. Santa Clara Street.

Recommendation: Approval of the third amendment to an Owner Participation Agreement (OPA) with Fountain Alley, LLC, revising the disbursing procedure for Agency funds and increasing the term of the operation and maintenance covenants for the seismic retrofit and facade restoration of buildings located at 27-37 Fountain Alley and 28-40 East Santa Clara Street. CEQA: Re-Use of the MUPCCPA EIR as addended; Resolution No. 71039.1, June 11, 2002
[CENTURY CENTER]

8. JOINT REDEVELOPMENT AGENCY/COUNCIL

See item 9 on the [City Council's Agenda](#), for actions related to the “Revolving Door Ordinance,” the “Pilot Shopping Center Improvement Program,” the “Property and Business Improvement District in Downtown,” and the “City’s Inclusionary Housing Requirements”, 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 actions related to DDAs for development of housing in the North San Pedro area.

Recommendations:

- (a) Adoption of a resolution by the City Council approving the sale of Agency-owned property, generally located in the blocks bounded by Highway 87 to the west, West Saint James Street to the south, North Market Street to the east and a Union Pacific Railroad right of way to the north, to Green Valley Corporation/Barry Swenson Builder, accepting the 33433 Summary Report and Re-Use Valuation and finding that the sale of the property will assist in the elimination of blight, is consistent with the Implementation Plan for the Julian-Stockton Redevelopment Project Area and that the consideration for the property is not less than the fair reuse value for the proposed use, with the covenants and conditions and development costs authorized by the Disposition and Development Agreement (DDA).

8. JOINT REDEVELOPMENT AGENCY/COUNCIL

- 8.1 (b) Adoption of a resolution by the Redevelopment Agency Board approving a DDA with Green Valley Corporation (dba Barry Swenson Builder) and authorizing the Executive Director to execute the DDA and ancillary documents contemplated by the DDA, to close escrow subject to compliance with the terms of the DDA, and to negotiate and execute amendments to the DDA substantially in conformance with the intent of the DDA and as reasonably necessary to conform to lender requirements.
- (c) Adoption of a resolution by the City Council approving the sale of certain sites located on Agency-owned property, generally located in the blocks bounded by Highway 87 to the west, West Saint James Street to the south, North Market Street to the east and a Union Pacific Railroad right of way to the north The Olson Company, accepting the 33433 Summary Report and Re-Use Valuation, and finding that the sale of the property will assist in the elimination of blight, is consistent with the Implementation Plan for the Julian Stockton Redevelopment Project Area, and that the consideration for the property is not less than the fair reuse value for the proposed use, with the covenants and conditions and development costs authorized by the DDA.
- (d) Adoption of a resolution by the Redevelopment Agency Board approving a DDA with The Olson Company and authorizing the Executive Director to execute the DDA and ancillary documents contemplated by the DDA, to close escrow subject to compliance with the terms of the DDA, and to negotiate and execute amendments to the DDA substantially in conformance with the intent of the DDA and as reasonably necessary to conform to lender requirements.

CEQA: Resolution No. 72170, Brandenburg Mixed Use Project/ North San Pedro Housing Sites Project File No. GPT03-03-01a and GPT03-03-01b. **[JULIAN-STOCKTON]**

8.2 City Council and Redevelopment Agency Board actions related to the funding of improvements to Parkside Hall.

Recommendations:

- (a) Adoption of a resolution by the City Council making certain determinations, consistent with the Health and Safety Code Section 33445, as required by state law for Redevelopment Agency funding of the proposed improvements to Parkside Hall.

8. JOINT REDEVELOPMENT AGENCY/COUNCIL

- 8.2** (b) Adoption of a resolution by the Redevelopment Agency Board approving the adjustment to FY 2006-07 Adopted Capital Budget by adding \$100,000 to Tech Museum of Innovation project line in the Park Center Redevelopment Area and amending the FY 2006-07 Agency appropriations resolution.

CEQA: CEQA: Exempt. File No. PP07-125. **[PARK CENTER PLAZA]**

ADJOURN CITY COUNCIL PORTION OF THE MEETING

- Adjournment