

REDEVELOPMENT AGENCY AGENDA

AUGUST 14, 2007

PETE CONSTANT
FORREST WILLIAMS
SAM LICCARDO
KANSEN CHU
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 speakers 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>. Board meetings are televised live and rebroadcast on Channel 26.

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, 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 Approval of Board Meeting Minutes.

Recommendation: Approval of Redevelopment Agency Minutes for:

- (a) Regular meeting of May 22, 2007
- (b) Regular meeting of June 5, 2007
- (c) Regular meeting of June 12, 2007
- (d) Regular meeting of June 19, 2007
- (e) Regular meeting of June 26, 2007

2.2 Report of the Rules Committee – June 13, 2007.

Chair Reed, Chairperson

- (a) Addition of new items to the June 19, 2007 Agenda.
- (b) Review June 26, 2007 Draft Agenda.
- (c) Assign “Time Certain” for convening Redevelopment Agency Agenda.

2.3 Report of the Rules Committee – June 20, 2007.

Chair Reed, Chairperson

- (a) Addition of new items to the June 26, 2007 Agenda.
- (b) Review July 3, 2007 Draft Agenda: Cancelled.

2.4 Approval of the sixth amendment to the agreement with Earth Tech, Inc., for environmental monitoring and reporting services.

Recommendations: Approval of the sixth amendment to the agreement with Earth Tech, Inc., in the amount of \$62,057 for a total contract amount not to exceed \$307,927, for ongoing environmental monitoring and reporting services for the Adobe Systems Phase II Sites at 345 Park Avenue and 151 Almaden Boulevard. CEQA: Not a project. **[PARK CENTER PLAZA]**

3 GENERAL

3.1 Report of the Public Safety, Finance and Strategic Support Committee – June 21, 2007.

Chair Nguyen, Chairperson

“5. Redevelopment Agency Monthly Financial Reports for April 2007.”

3. GENERAL

3.2 Acceptance of the FY 2006 – 07 Fourth Quarter Report on capital projects.

Recommendation: Acceptance of the Redevelopment Agency's report for the Fourth Quarter, FY 2006-07 on the status of the Agency's capital projects.

4 NEIGHBORHOOD IMPROVEMENT STRATEGIES

5 HOUSING

5.1 Approval of an amendment to the agreement with The Housing Trust of Santa Clara County.

Recommendation: Approval of the first amendment to the agreement with the Housing Trust of Santa Clara County, providing an additional contribution of \$500,000 for the First-Time Homebuyer Assistance program in San Jose for a total contribution of \$1,750,000 to the Housing Trust by the Agency. CEQA: Not a project. [MERGED]

6 PUBLIC FACILITIES AND SPACES

7 PRIVATE DEVELOPMENT

7.1 Approval of a Facade Improvement Program Agreement for the buildings located at 495-499 South Second Street.

Recommendations: Approval of a Facade Improvement Program Agreement, in the amount of \$220,000, including a construction contingency in the amount of \$20,000, with John and Eleanora Koutlos and Evanthia Fkiaras, owners of the buildings located at 495-499 South Second Street. CEQA: Exempt. File No. PP07-151. [MERGED]

7. PRIVATE DEVELOPMENT

7.2 Approval of a Facade Improvement Program Agreement for the building located at 487 South Fourth Street.

Recommendations: Approval of a Facade Improvement Program Agreement, in the amount of \$132,000, including a construction contingency in the amount of \$12,000, with Charles and Karen Clifford, owners of the building located at 487 South Fourth Street. CEQA: Exempt. File No. PP07-152. **[MERGED]**

7.3 Approval of an Owner Participation Agreement for the bowling alley located at 1441 North 4th Street.

Recommendations:

- (a) Adoption of a resolution approving an adjustment to the FY 2007-08 Adopted Capital Budget, reallocating \$240,000 from the NIP – Facade Improvements project line in the Neighborhood Business Investment Program Redevelopment Area to the Rincon – Facade Improvements new project line, in the Rincon Redevelopment Area, and amending the FY 2007-2008 Agency appropriations resolution.
- (b) Approval of an Owner Participation Agreement with North 4th Street LLC, in an amount not to exceed \$240,000, for facade improvements to the bowling alley located at 1441 North 4th Street.
CEQA: Exempt. File No. PP07-128. **[RINCON DE LOS ESTEROS]**

8 JOINT REDEVELOPMENT AGENCY/COUNCIL

*See item 9.1 on the **City Council's Agenda** for actions related to the “Property and Business Improvement District in Downtown,” which will be heard and action taken only during the Council meeting that begins at 1:30 p.m. today.*

- Adjournment