

REDEVELOPMENT AGENCY AGENDA

AUGUST 21, 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 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 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 2:30 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 agenda 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 Master Agreement for civil engineering services with Bellecci & Associates.

Recommendation: Approval of the first amendment to the Master Agreement for civil engineering services with Bellecci & Associates, Inc. in the amount of \$50,000 for a contract total not to exceed \$150,000. [JULIAN STOCKTON]

3 GENERAL

4 NEIGHBORHOOD IMPROVEMENT STRATEGIES

5 HOUSING

6 PUBLIC FACILITIES AND SPACES

7 PRIVATE DEVELOPMENT

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.

CONVENE CITY COUNCIL TO CONSIDER ITEM 8.1 IN A JOINT SESSION

8. JOINT REDEVELOPMENT AGENCY/COUNCIL

8.1 Approval to issue up to \$38,000,000 in Multifamily Housing Revenue Refunding Bonds and related actions.

Recommendations:

- (a) PUBLIC HEARING of the City Council pursuant to Federal Tax Equity Fiscal Responsibility Act for the issuance of up to \$38,000,000 in tax-exempt public activity bonds for the refunding of the Agency's \$38,000,000 in Variable Rate Demand Multifamily Housing Revenue Bonds (101 San Fernando Apartments), Series 1998A and adoption of a resolution by the City Council approving the issuance of the 2007 Bonds described below.
- (b) Approval by the Agency Board of an agreement with FC Third Street Associates regarding the terms of the Agency's issuance of the 2007 Bonds, including an Issuers fee of at least \$120,000 and the resolution of prior disputes between the parties.
- (c) Adoption of a resolution by the Redevelopment Agency Board:
 - (1) Authorizing the issuance of Multifamily Housing Revenue Refunding Bonds, Series 2007A in the amount not to exceed \$38,000,000; and approving in substantially final form a Trust Indenture with Wells Fargo Bank, National Association, a Loan Agreement with the Borrower, and a First Amendment to the Regulatory Agreement with the Trustee and Borrower; and,
 - (2) Approving the private placement of the 2007 Bonds with Merrill Lynch, Pierce, Fenner & Smith Incorporated or a related entity; and,
 - (3) Authorizing all officers, agents and employees to take such actions and execute such documents necessary and desirable to accomplish the issuance of the 2007 Bonds.

[CENTURY CENTER]

ADJOURN CITY COUNCIL PORTION OF THE MEETING

- **Adjournment**