CITY OF SAN JOSE
CAPITAL OF SILICON VALLEY

REDEVELOPMENT AGENCY AMENDED AGENDA

AUGUST 28, 2007

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
KANSEN CHU	DISTRICT 4		JUDY CHIRCO	DISTRICT 9
NORA CAMPOS	DISTRICT 5		NANCY PYLE	DISTRICT 10

CITY OF SAN JOSE
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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 at the City Hall Wing 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.

To request an accommodation for attendance at this meeting or an alternate agenda format, such as, Braille, large print, audio recording or accessible electronic format, please call (408) 535-8500 or (408) 294-9337 (TTY) if you do not have your own TTY, as soon as possible, but at least three business days before the meeting.

On occasion the Redevelopment Agency may consider agenda items out of order.

- Call to Order and Roll Call

  9:00 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 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.
Recommend deferral of Items 7.1 "Facade Agreement for St. Claire Hotel" and 8.2 "Cirque du Soleil" for two weeks, until September 11, 2007.

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 Report of the Rules Committee – August 8, 2007.
Chair Reed, Chairperson

(a) Addition of new items to the August 14, 2007 Agenda.
(b) Review August 21, 2007 Draft Agenda.
(c) Assign "Time Certain" for convening Redevelopment Agency Agenda.

2.2 Approval of an amendment to the agreement with Jones and Stokes for preparation of federal environmental clearance documents.

Recommendation: Approval of the third amendment to the agreement with Jones and Stokes, in the amount of $5,000 for a total contract amount of $150,000, for the preparation of federal environmental clearance documents to enable the receipt of federal funds for construction of water and sewer infrastructure in support of the North San Pedro Housing Project, generally bounded by North Market Street, West St. James Street, Highway 87, and the Union Pacific Railroad tracks. CEQA: Final EIR for the Brandenburg Mixed Use Project/North San Pedro Housing Site Project. GPT03-03-01a & GP03-03-01b – Reso. 72170, 6/15/04. **[JULIAN-STOCKTON]**

2.3 Approval of a Facade Improvement Program Agreement for the building located at 445-447 South First Street.

Recommendation: Approval of a Facade Improvement Program Agreement, in the amount of $110,000, including a construction contingency in the amount of $10,000, with Alfredo Muccino, owner of the building located at 445-447 South First Street. CEQA: Exempt. File No. PP07-164. **[MERGED]**

3 GENERAL

4 NEIGHBORHOOD IMPROVEMENT STRATEGIES

5 HOUSING

6 PUBLIC FACILITIES AND SPACES

7 PRIVATE DEVELOPMENT

7.1 Approval of a Facade Improvement Program Agreement for the Sainte Claire Hotel.

Recommendation: Approval of a Facade Improvement Program Agreement, in the amount of $300,000, including a construction contingency in the amount of $30,000, with Sainte Claire Hotel, LLC, for the Sainte Claire Hotel located at 302 South Market Street. CEQA: Exempt. File No. HPA01-007-01. **[MARKET GATEWAY]**

*** [RECOMMEND DEFERRAL TO SEPTEMBER 11, 2007]**

8 JOINT REDEVELOPMENT AGENCY/COUNCIL

See item 9.1 on the City Council's Agenda, for action related to "Downtown PBID," which will be heard and action taken only during the Council meeting that begins at 1:30 p.m. today.

CONVENE CITY COUNCIL TO CONSIDER ITEMS 8.1 – 8.3 IN A JOINT SESSION

8.1 City Council and Redevelopment Agency Board actions related to an agreement with Charities Housing and Paseo Center II, LP, for child care.

Recommendation: City Council and Redevelopment Agency Board approval of an agreement with Charities Housing and Paseo Center II, LP, for child care, providing for an Agency contribution of $500,000 toward renovation of a portion of the Paseo Senter Plaza housing development and for covenants to operate the renovated portions with Smart Start operating standards. [Deferred June 26, 2007, Item 8.3(a)] CEQA: Addendum to a Negative Declaration for Paseo Senter at Coyote Creek File No. PDC03-057 & PP07-138. **[MERGED]** Supplemental

8. JOINT REDEVELOPMENT AGENCY/COUNCIL

8.2 Direction to the Executive Director and City Manager to enter into agreements to enable Cirque du Soleil to occupy the former San Jose Water Company property located at Santa Clara Street and Delmas Avenue, and related fiscal actions.

Recommendation:

(a) Adoption of a resolution by the Agency Board directing the Executive Director to negotiate agreements necessary to enable Cirque du Soleil to occupy the former San Jose Water Company property located on Santa Clara Street and Delmas Avenue, including property use agreements with Adobe Systems as owners of the property and property use agreements with Cirque du Soleil, and utility relocation agreements with PG&E, AT&T, and Comcast Cable.

(b) Adoption of a resolution by the Agency Board approving an adjustment to the FY 2007-08 Adopted Capital budget authorizing $700,000 for Cirque du Soleil, a new project line in the Merged Redevelopment Area, and amending the FY 2007-08 Agency appropriations resolution.

(c) Adoption of a resolution by the City Council directing the City Manager to negotiate agreements necessary to enable Cirque du Soleil to occupy the former San Jose Water Company property, including the waiver of parking fees for Adobe Systems at the Market Street Garage. INFO MEMO

CEQA: Not a Project. The negotiated agreements and Planned Development Permit will undergo environmental review prior to any Agency or City approval actions. **[MERGED]**

*** [RECOMMEND DEFERRAL TO SEPTEMBER 11, 2007]**

8.3 Authorization to execute purchase orders and construction contracts to construct and install landmarks and projects consistent with the Japantown Proposition 40 grant.

Recommendation:

(a) It is recommended that the City Council adopt a resolution making certain determinations required by Redevelopment Law, Health and Safety Code Section 33445, for funding of the Japantown Cultural Preservation Projects.

8. JOINT REDEVELOPMENT AGENCY/COUNCIL

8.3 (b) It is recommended that the Redevelopment Agency Board adopt a resolution authorizing the Executive Director to execute purchase orders and construction contracts in a total amount not to exceed $245,000, to construct and install the landmarks and history marker projects consistent with the Japantown CDBG and Proposition 40 grants.

CEQA: Exempt. File No. PP07-171 **[JAPANTOWN]**

ADJOURN CITY COUNCIL PORTION OF THE MEETING

- Adjournment