

REDEVELOPMENT AGENCY AGENDA

SPECIAL MEETING

JUNE 17, 2011

PETE CONSTANT
ASH KALRA
SAM LICCARDO
KANSEN CHU
XAVIER E. CAMPOS

DISTRICT 1
DISTRICT 2
DISTRICT 3
DISTRICT 4
DISTRICT 5

CHUCK REED – CHAIR

PIERLUIGI OLIVERIO
MADISON P. NGUYEN
ROSE HERRERA
DONALD ROCHA
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 but that is within the subject matter jurisdiction of the Redevelopment Agency Board., 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.”

This Agenda 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

Items listed in Section 8 require approval of both the Redevelopment Agency Board and the City Council. **You may provide input on any agenda item 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, which is located to the left of the City Clerk's table.
- 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.

Agendas and staff reports for Redevelopment Agency Board agenda items may be viewed on the Internet at <http://www.sjredevelopment.org/agendas.htm>. Board Meetings are televised live and rebroadcast on Channel 26.

All public records relating to an open session item on this agenda that are not exempt from disclosure pursuant to the California Public Records Act and that are distributed to a majority of the legislative body will be available for public inspection at the Redevelopment Agency at San Jose City Hall, 200 E. Santa Clara St, 14th Floor, San Jose, CA 95113-1903 at the same time that the public records are distributed or made available to the Redevelopment Agency Board.

To arrange an accommodation under the Americans with Disabilities Act to participate in this public meeting, please call (408) 535-8500 or (408) 294-9337 (TTY) 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**
1:30 p.m. - Convene Special Meeting, Council Chambers, City Hall
- **Open Forum**
To be heard jointly during the City Council's Open Forum. Members of the Public are invited to speak on any item that does not appear on today's agenda and that is within the subject matter jurisdiction of the Redevelopment Agency Board.
- **Orders of the Day**
City Council and Agency Board by motion, makes a good faith, reasonable determination by a 2/3 vote of the body that an issue has arisen that must be resolved in less than 4 days. (8 votes required)
All items scheduled for action on the Redevelopment Agency's June 21, 2011, agenda will be heard at this Special Meeting of June 17, 2011.
- **Closed Session Report**

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 may be removed from the Consent Calendar and considered separately.

2 CONSENT CALENDAR

2.1 Approval of Minutes.

- (a) [Approval of Redevelopment Agency Minutes for the Budget Study Session on May 19, 2011.](#)

2.2 Approval of Council/Board Committee Reports.

- (a) [Report of the Rules and Open Government Committee – June 1, 2011. \(Mayor\)](#)

2.3 Amendment of the Redevelopment Agency Bylaws.

Recommendations: Adoption of a [resolution](#) amending the Redevelopment Agency Bylaws to add a new provision to Article II, Officers, to allow the Redevelopment Agency Board, by resolution, to appoint a Managing Director and to delegate or temporarily suspend, as provided in such resolution, the functions of any of the other Agency officers or Agency activities for such period as determined by the Agency Board.

2.4 Appointment of the Redevelopment Agency’s Managing Director.

Recommendations: Adoption of a [resolution](#) appointing Richard Keit as Managing Director, setting his compensation and delegating and temporarily suspending the functions of other Agency officers or Agency activities for such period as determined by the Agency Board.

3 GENERAL

4 NEIGHBORHOOD IMPROVEMENT STRATEGIES

5 HOUSING

6 PUBLIC FACILITIES AND SPACES

6.1 **Approval to increase the construction contingency for the Civic Auditorium project by reallocating funds from the Montgomery Theatre line.**

Recommendation: It is recommended that the Redevelopment Agency Board adopt a **resolution** approving an increase in the contingency for the construction contract with Garden City Construction for the Civic Auditorium Project, in the amount of \$91,000, comprised of cost savings achieved through reductions within other line items in the Civic Auditorium Project Budget Line Item and with no increase to the budget. CEQA: Categorically Exempt, File No. PP10-156. **[PARK CENTER PLAZA]**

7 PRIVATE DEVELOPMENT

7.1 **Amendment of the Amended and Restated Agreement regarding Agency Loan Assistance to Zanotto's, located at 40 South Second Street.**

Recommendation: Approval of the **second amendment** modifying the Loan Assignment and Modification Agreement with Zanotto's Downtown Market, Inc. CEQA: Not a project, File PP10-066, agreements and contracts. **[CENTURY CENTER]**

7.2 **Approval of an amendment to the Sublease and Co-Sponsorship Operating Agreement with the SJSURF for management of the San Jose BioCenter.**

Recommendation: Approval of the **sixth amendment** to the Sublease and Co-Sponsorship Operating Agreement with the San Jose State University Research Foundation (SJSURF) for the management of the San Jose BioCenter, extending the Agency's obligation to pay the base rent for the BioCenter through June 30, 2012, in an amount not to exceed \$395,215.20. CEQA: Not a Project, File No. PP10-066(f), lease of existing space for the same use. **[EDENVALE]**

7 PRIVATE DEVELOPMENT

7.3 [Approval of a Continuation Agreement to the Sublease and Co-Sponsorship Operating Agreement for management of the San Jose E-Center.](#)

Recommendation: Approval of a [Continuation and First Amendment](#) to the Sublease and Co-sponsorship Agreement with the Northern California Small Business Development Center, a program of Humboldt State University Sponsored Programs Foundation, and the fiscal sponsor and operator of the Entrepreneur Center (eCenter), extending the sublease agreement to June 30, 2012, at no additional cost to the budget. CEQA: Not a project, File No. PP10-066(f), lease of existing space for the same use. **[PUEBLO UNO]**

7.4 [Amendment of a lease with Two Fish Design Group for 366 South First Street.](#)

Recommendation: Approval of the [third amendment](#) to the lease with Brian Eder and Cherri Lakey, individuals dba Two Fish Design, at 366 South First Street to extend the term by five years, through October 25, 2017, and maintain the current rent amount. CEQA: Not a project, File No. PP10-066(f), lease of existing space for the same use. **[MARKET-GATEWAY]**

8 JOINT REDEVELOPMENT AGENCY/COUNCIL

CONVENE CITY COUNCIL TO CONSIDER ITEMS 8.1 – 8.2 IN A JOINT SESSION

8.1 [Adoption of the Agency’s FY 2011-12 Capital and Operating Budgets.](#)

Recommendations: Adoption of resolutions by the Redevelopment Agency Board approving and adopting the FY 2011-12 [Revenue](#) and [Appropriations](#) Resolutions; and, authorizing the [rebudgeting](#) of remaining FY 2010-11 Operating and Capital Budget appropriation balances to FY 2011-12 for ongoing projects and programs previously approved by the Redevelopment Agency Board. [SUPPLEMENTAL](#). CEQA: Not a project. **[MERGED]**

8 JOINT REDEVELOPMENT AGENCY/COUNCIL

8.2 Approval of Cooperation Agreements for Capital Improvement Projects and City Support Services.

Recommendations: Adoption of resolutions by the Redevelopment Agency Board and the City Council approving the FY 2011-12 Cooperation Agreements between the City and the Redevelopment Agency for: 1) Capital Improvement Projects in the Merged Redevelopment Area; and 2) Support Services in the FY 2011-12 Operating Budget. CEQA: Not a project. **[MERGED]**

ADJOURN CITY COUNCIL PORTION OF THE MEETING

- Adjournment

CITY OF SAN JOSE CODE OF CONDUCT FOR PUBLIC MEETINGS IN THE COUNCIL CHAMBERS AND COMMITTEE ROOMS

The Code of Conduct is intended to promote open meetings that welcome debate of public policy issues being discussed by the City Council, Redevelopment Agency Board, their Committees, and City Boards and Commissions in an atmosphere of fairness, courtesy, and respect for differing points of view.

1. Public Meeting Decorum:

- a) Persons in the audience will refrain from behavior which will disrupt the public meeting. This will include making loud noises, clapping, shouting, booing, hissing or engaging in any other activity in a manner that disturbs, disrupts or impedes the orderly conduct of the meeting.
- b) Persons in the audience will refrain from creating, provoking or participating in any type of disturbance involving unwelcome physical contact.
- c) Persons in the audience will refrain from using cellular phones and/or pagers while the meeting is in session.
- d) Appropriate attire, including shoes and shirts are required in the Council Chambers and Committee Rooms at all times.
- e) Persons in the audience will not place their feet on the seats in front of them.
- f) No food, drink (other than bottled water with a cap), or chewing gum will be allowed in the Council Chambers and Committee Rooms, except as otherwise pre-approved by City staff.
- g) All persons entering the Council Chambers and Committee Rooms, including their bags, purses, briefcases and similar belongings, may be subject to search for weapons and other dangerous materials.

2. Signs, Objects or Symbolic Material:

- a) Objects and symbolic materials, such as signs or banners, will be allowed in the Council Chambers and Committee Rooms, with the following restrictions:
 - No objects will be larger than 2 feet by 3 feet.
 - No sticks, posts, poles or other such items will be attached to the signs or other symbolic materials.
 - The items cannot create a building maintenance problem or a fire or safety hazard.
- b) Persons with objects and symbolic materials such as signs must remain seated when displaying them and must not raise the items above shoulder level, obstruct the view or passage of other attendees, or otherwise disturb the business of the meeting.

CITY OF SAN JOSE CODE OF CONDUCT FOR PUBLIC MEETINGS IN THE COUNCIL CHAMBERS AND COMMITTEE ROOMS (CONT'D)

- c) Objects that are deemed a threat to persons at the meeting or the facility infrastructure are not allowed. City staff is authorized to remove items and/or individuals from the Council Chambers and Committee Rooms if a threat exists or is perceived to exist. Prohibited items include, but are not limited to: firearms (including replicas and antiques), toy guns, explosive material, and ammunition; knives and other edged weapons; illegal drugs and drug paraphernalia; laser pointers, scissors, razors, scalpels, box cutting knives, and other cutting tools; letter openers, corkscrews, can openers with points, knitting needles, and hooks; hairspray, pepper spray, and aerosol containers; tools; glass containers; and large backpacks and suitcases that contain items unrelated to the meeting.

3. Addressing the Council, Redevelopment Agency Board, Committee, Board or Commission:

- a) Persons wishing to speak on an agenda item or during open forum are requested to complete a speaker card and submit the card to the City Clerk or other administrative staff at the meeting.
- b) Meeting attendees are usually given two minutes to speak on any agenda item and/or during open forum; the time limit is in the discretion of the Chair of the meeting and may be limited when appropriate. Applicants and appellants in land use matters are usually given more time to speak.
- c) Speakers should discuss topics related to City business on the agenda, unless they are speaking during open forum.
- d) Speakers' comments should be addressed to the full body. Requests to engage the Mayor, Council Members, Board Members, Commissioners or Staff in conversation will not be honored. Abusive language is inappropriate.
- e) Speakers will not bring to the podium any items other than a prepared written statement, writing materials, or objects that have been inspected by security staff.
- f) If an individual wishes to submit written information, he or she may give it to the City Clerk or other administrative staff at the meeting.
- g) Speakers and any other members of the public will not approach the dais at any time without prior consent from the Chair of the meeting.

Failure to comply with this Code of Conduct which will disturb, disrupt or impede the orderly conduct of the meeting may result in removal from the meeting and/or possible arrest.