CITY OF
SAN JOSE
CAPITAL OF SILICON VALLEY

REDEVELOPMENT AGENCY

OCTOBER 4, 2005

MINUTES

LINDA J. LE ZOTTE	DISTRICT 1		KEN YEAGER	DISTRICT 6
FORREST WILLIAMS	DISTRICT 2		MADISON P. NGUYEN	DISTRICT 7
CINDY CHAVEZ	DISTRICT 3	RON GONZALES - CHAIR	DAVID D. CORTESE	DISTRICT 8
CHUCK REED	DISTRICT 4		JUDY CHIRCO	DISTRICT 9
NORA CAMPOS	DISTRICT 5		NANCY PYLE	DISTRICT 10

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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 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 the 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. To arrange an accommodation under the Americans with Disabilities Act to participate in this public meeting, please call (408) 535-1260 or (408) 998-5299 (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

Chair Gonzales called the meeting to order at 4:44 p.m.

Present: Board Members - Campos, Chavez, Chirco, Cortese, LeZotte, Nguyen, Pyle, Reed, Williams, Yeager; Gonzales.

Absent: Board Members - None.

- ## Orders of the Day

The Orders of the Day and the Amended Agenda were approved. (11-0)

1 CEREMONIAL ITEMS

2 CONSENT CALENDAR

2.1 Report of the Rules Committee – August 31, 2005.

(a) Review September 13, 2005 Draft Agenda.
(b) Addition of new items to the September 6, 2005 Agenda, meeting cancelled.

Documents Filed: Report of the Rules Committee dated August 31, 2005.

Action: The report was approved. (11-0)

2 CONSENT CALENDAR

2.2 Report of the Rules Committee – September 7, 2005.

(a) Review September 20, 2005 Draft Agenda.
(b) Addition of new items to the September 13, 2005 Agenda.
(c) Staff reports outstanding for September 13.

Documents Filed: The Rules Committee Report dated September 7, 2005

Action: The report was approved. (11-0)

2.3 Report of the Rules Committee – September 14, 2005.

(a) Review September 27, 2005 Draft Agenda.
(b) Addition of new items to the September 20, 2005 Agenda.
(c) Staff reports outstanding for September 20.

Documents Filed: The Rules Committee Report dated September 14, 2005

Action: The report was approved. (11-0)

2.4 Report of the Rules Committee – September 21, 2005.

(a) Review October 4, 2005 Draft Agenda.
(b) Addition of new items to the September 27, 2005 Agenda: meeting cancelled.
(c) Staff reports outstanding for September 27: None, meeting cancelled.

Documents Filed: The Rules Committee Report dated September 21, 2005

Action: The report was approved. (11-0)

2.5 Approval of Board Meeting Minutes.

Recommendation: Approval of Redevelopment Agency Minutes for:
(a) Regular meeting of August 9, 2005.

Documents Filed: Regular Minutes dated August 9, 2005

Documents Filed: The Rules Committee Report dated September 7, 2005

Action: The Minutes were approved. (11-0)

3 GENERAL

3.1 Acceptance of Agency Financial Reports

(a) Monthly Financial Statements – August 2005
(b) Capital Cost Report - August 2005
(c) Cash Flow Projection - August 2005

Documents Filed: Memoranda from Redevelopment Agency Director Harry S. Mavrogenes, all three dated October 4, 2005, transmitting the reports.

Action: The reports were accepted. (10-1. Noes: LeZotte.)

4 NEIGHBORHOOD IMPROVEMENT STRATEGIES

5 HOUSING

6 PUBLIC FACILITIES AND SPACES

6.1 Award of a contract for improvements to the alleyways in the Hoffman/Via Monte SNI neighborhood.

Recommendation: Adoption of a resolution authorizing the Executive Director to award a contract to the low bidder and to establish a contingency amount in the amount of 15% of the contract value, for a total authorization not to exceed $206,218, or to reject all bids, for improvements to the alleyways in the Hoffman/Via Monte SNI neighborhood. CEQA: Exempt, File No. PP04-039. **[HOFFMAN/VIA MONTE]**

Documents Filed: Memorandum from Redevelopment Agency Director Harry S. Mavrogenes, dated October 4, 2005, recommending adoption of a resolution.

Action: Redevelopment Agency Resolution No. 5646 was adopted. (11-0)

7 PRIVATE DEVELOPMENT

7.1 Approval for issuance of Requests for Proposals for Agency-owned properties at Story/King.

Recommendation: Approval for the issuance of a Request for Proposals for commercial development of Agency-owned properties located at the southwest corner of Story/King (APN: 486-10-090, 068). **[STORY ROAD]**

Documents Filed: Memorandum from Redevelopment Agency Director Harry S. Mavrogenes, dated October 4, 2005, recommending approval of the request for proposals.

Action: Issuance of the Request for Proposals was approved. (11-0)

8 JOINT REDEVELOPMENT AGENCY ITEM

The Joint Redevelopment Agency Board convened at 4:46 p.m. to consider Items 8.1 and 8.2 in a Joint Session.

8.1 Approval of a Cooperation Agreement for the transfer of the San Jose McEnery Convention Center South Hall building.

Recommendation: Approval of a Cooperation Agreement between the City of San Jose and the Redevelopment Agency providing for the Agency's transfer of the interim San Jose McEnery Convention Center South Hall building to the City of San Jose and providing for the City's use of the land generally lying between Balbach Street and Viola Street and Market Street and Almaden Avenue. CEQA: Mitigated Negative Declaration, File Number CP04-028 **[MONTEREY CORRIDOR]**

Documents Filed: Memorandum from Redevelopment Agency Director Harry S. Mavrogenes and City Manager Del Borgsdorf, dated October 4, 2005, recommending approval of the agreement.

Public Comment: William Garbett spoke in opposition to the staff recommendation.

8 JOINT REDEVELOPMENT AGENCY ITEM (Cont.)

8.1 Action: Upon motion by Board Member Chavez, seconded by Board Member Pyle, and carried unanimously, the Cooperation Agreement was approved, with Staff to provide a description of the pending improvements for the perimeter of the Convention Center South Hall (Balbach Street) so that the Market/Almaden Neighborhood community can be informed. (10-0-1. Absent: Campos)

8.2 Approval of a Cooperation Agreement for the loan of an Agency employee to the City.

Recommendation: City Council and Redevelopment Agency Board approval of a Cooperation Agreement specifying the terms and conditions for the loan and employment, for administrative services, of an Agency employee to the City on a temporary basis.

Documents Filed: Memorandum from Redevelopment Agency Director Harry S. Mavrogenes, dated October 4, 2005, recommending approval of the agreement.

Action: Upon motion by Board Member Chavez, seconded by Board Member Reed and carried unanimously, the Cooperation Agreement was approved. (10-0-1. Absent: Campos)

- Closed Session Report

No Report.

- Open Forum

There were none.

- Adjournment

The Council of the City of San Jose, and Redevelopment Agency Board adjourned at 4:55 p.m.

RON GONZALES, CHAIR

ATTEST:

HARRY S. MAVROGENES, SECRETARY