

REDEVELOPMENT AGENCY

MINUTES

NOVEMBER 29, 2005

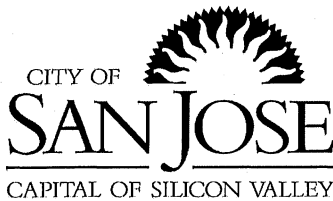
LINDA J. LE ZOTTE
FORREST WILLIAMS
CINDY CHAVEZ
CHUCK REED
NORA CAMPOS

DISTRICT 1
DISTRICT 2
DISTRICT 3
DISTRICT 4
DISTRICT 5

RON GONZALES - CHAIR

KEN YEAGER
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 well before the item is heard.** This will ensure that your name is called for the item you wish to address and ensure that 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 forward those who have requested to speak. Please address the Agency at 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 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 6:04 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 were approved. (11-0.)

1 CEREMONIAL ITEMS

2 CONSENT CALENDAR

2.1 Approval of Board Meeting Minutes.

Recommendation: Approval of Redevelopment Agency Minutes for:

- (a) Regular meeting of August 23, 2005.
- (b) Regular meeting of September 13, 2005.
- (c) Regular meeting of September 20, 2005.
- (d) Regular meeting of October 4, 2005.
- (e) Regular meeting of October 18, 2005.

Documents Filed: The regular meeting minutes of August 23, September 13, September 20, October 4 and October 18, 2005.

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

2. CONSENT CALENDAR

2.2 Report of the Rules Committee – October 26, 2005.

- (a) Review November 8, 2005, Draft Agenda.
- (b) Addition of new items to the November 1, 2005, agenda: Cancelled

Documents Filed: The Rules Committee dated October 26, 2005.

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

2.3 Report of the Rules Committee – November 2, 2005.

- (a) Review November 15, 2005, Draft Agenda.
- (b) Addition of new items to the November 8, 2005, agenda.
- (c) Staff reports outstanding for November 8, 2005.

Documents Filed: The Rules Committee dated November 2, 2005.

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

2.4 Report of the Rules Committee – November 9, 2005.

- (a) Review November 22, 2005, Draft Agenda: Cancelled.
- (b) Addition of new items to the November 15, 2005, Agenda: Cancelled

Documents Filed: The Rules Committee dated November 9, 2005.

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

3 GENERAL

4 NEIGHBORHOOD IMPROVEMENT STRATEGIES

5 HOUSING

5.1 Approval of an agreement with Jones & Stokes for preparation of an EIS for the North San Pedro Housing project.

Recommendation: Approval of an agreement with Jones & Stokes, in the amount of \$130,000, for the preparation of an Environmental Impact Statement (EIS) to enable the receipt of federal funds for the 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. [JULIAN-STOCKTON]

Documents Filed: Memorandum from Redevelopment Agency Director Harry S. Mavrogenes, dated November 29, 2005, recommending approval of the agreement.

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

6 PUBLIC FACILITIES AND SPACES

7 PRIVATE DEVELOPMENT

7.1 Approval of a Participation Agreement with the San Jose Institute of Contemporary Art.

Recommendation: Adoption of a resolution by the Redevelopment Agency Board authorizing the Executive Director to negotiate and execute a Participation Agreement with the San Jose Institute of Contemporary Art (SJICA), in an amount not to exceed \$500,000, toward the purchase of a building in the Downtown Core for SJICA to create an active arts venue. CEQA: Resolution No. 72767 [MERGED]

Documents Filed: Memorandum from Redevelopment Agency Director Harry S. Mavrogenes, dated November 29, 2005, recommending adoption of a resolution.

Action: Redevelopment Agency Resolution 5653 was adopted. (11-0.)

8 JOINT REDEVELOPMENT AGENCY/COUNCIL

The City Council was convened to consider Item 8.1 in a Joint Session.

8.1 Approval of an agreement with San Jose State University for an art project.

Recommendations:

- (a) Adoption of a resolution by the City Council making certain determinations required by Redevelopment Law, Health and Safety Code Section 33445, for the funding of Public Improvements in the form of installation of art works in the Strong Neighborhoods Initiative project area.
- (b) Approval by the Redevelopment Agency Board of an agreement with San Jose State University providing for \$40,000 in Agency funding for the fabrication and installation of "The Arch of Dignity, Equality and Justice," a sculpture honoring Cesar Chavez.

CEQA: Exempt, PP05-221 [MERGED]

Documents Filed: Memorandum from Redevelopment Agency Director Harry S. Mavrogenes, dated November 29, 2005, recommending adoption of a City Council resolution and approval of an agreement.

Action: Resolution No. 72990, entitled: "A Resolution of the Council of the City of San Jose Making Certain Determinations Required by State law for Development Agency Funding of Public Improvements in the Form of Installation of Art Works in the Strong Neighborhoods Initiative Project Area", was adopted, and the agreement with San José State University was approved. (11-0.)

The City Council portion of the meeting was adjourned.

- **Closed Session Report**


None.

- **Open Forum**

There were none.

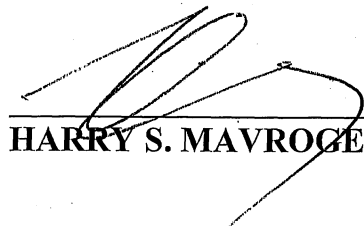
- **Adjournment**

The San Jose Redevelopment Agency Board was adjourned at 6:06 p.m.



RON GONZALES, CHAIR

ATTEST:



HARRY S. MAVROGENES, SECRETARY