

REDEVELOPMENT AGENCY MINUTES

NOVEMBER 8, 2005

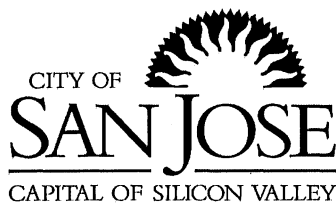
LINDA J. LE ZOTTE
FORREST WILLIAMS
CINDY CHAVEZ
CHUCK REED
NORA CAMPOS

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 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 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 2:58 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 with Item 4.2 deferred to a later date. (11-0.)

1 CEREMONIAL ITEMS

2 CONSENT CALENDAR

2.1 Report of the Rules Committee – October 12, 2005.

- (a) Review October 25, 2005 Draft Agenda.
- (b) Addition of new items to the October 18, 2005 Agenda
- (c) Staff reports outstanding for October 18.

Documents Filed: The Rules Committee Report dated October 12, 2005.

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

2 CONSENT CALENDAR

2.2 Report of the Rules Committee – October 19, 2005.

- (a) Review November 1, 2005 Draft Agenda.
- (b) Addition of new items to the October 25, 2005 Agenda
- (c) Staff reports outstanding for October 25.

Documents Filed: The Rules Committee Report dated October 19, 2005.

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

2.3 Approval of an Amendment to the Purchase and Sale Agreement for 466 Vendome Street.

Recommendation: Approval of an Amendment to the Purchase and Sale Agreement for the Agency's purchase of 466 Vendome Street, providing for the release and distribution of funds held in escrow. CEQA: Exempt, File No. PP04-193 [JULIAN-STOCKTON]

Documents Filed: Memorandum from Redevelopment Agency Director Harry S. Mavrogenes, dated November 8, 2005, recommending approval of the amendment.

Action: The amendment to the Purchase and Sale Agreement was approved. (11-0.)

3 GENERAL

3.1 Acceptance of Agency Financial Reports

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

Documents Filed: Memoranda from Redevelopment Agency Director Harry S. Mavrogenes, all three dated November 8, 2005, recommending approval of the reports.

Action: The reports were approved. (10-1-0. Noes: LeZotte.)

4 NEIGHBORHOOD IMPROVEMENT STRATEGIES

4.1 Approval of an Amended and Restated Owner Participation Agreement for the southwest corner of Story and King Roads.

Recommendation: Approval of an Amended and Restated Owner Participation Agreement with Thao Bui for exterior improvements for the building located in the Tropicana Shopping Center at 1109-1165 South King Road, reducing the required owner contribution prior to Agency funding from \$850,702 to \$580,000, consistent with the owner's construction budget and the Agency's original valuation of Covenants, Conditions and Restrictions on the Property.

[NEIGHBORHOOD BUSINESS DISTRICTS]

Documents Filed: Memorandum from Redevelopment Agency Director Harry S. Mavrogenes, dated November 8, 2005, recommending approval of the agreement.

Action: The Amended and Restated Owner Participation Agreement with Thao Bui was approved. (11-0.)

4.2 Amendment of an agreement with the San Jose Conservation Corps.

Recommendation: Approval of the second amendment to the agreement with the San Jose Conservation Corps for community improvement services in various SNI neighborhoods, extending the agreement by 19 months, through June 30, 2007, at no additional cost, and making other administrative updates. CEQA: Resolution No. 71042, PP03-05-144. [SNI]

Action: Item 4.2 was deferred.

5 HOUSING

5.1 Approval of a Real Estate Purchase Agreement for real property located at 105 South Montgomery.

Recommendation: Approval of a Purchase and Sale Agreement with Stephens Meats, Stephen and Joan Boice, and Linda Morrison Trustee, in the amount of \$5,686,980 plus related closing costs, for the acquisition of 105 South Montgomery. CEQA: Resolution No. 72767, File No. PP05-201 [MERGED]

Documents Filed: Memorandum from Redevelopment Agency Director Harry S. Mavrogenes, dated November 8, 2005, recommending approval of the agreement.

5 HOUSING

5.1 (Cont'd.)

Public Comment: William Garbett spoke in opposition to the Staff recommendation. Ross Signorino asked the Board to make the criteria of this project public.

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

6 PUBLIC FACILITIES AND SPACES

6.1 Approval of actions related to an Environmental Impact Report for a baseball stadium in the Diridon/Arena area.

Recommendations:

- (a) Adoption of a resolution approving a budget adjustment to Adopted FY 2005-06 Capital Budget, adding \$700,000 to a new project line of Baseball Stadium Feasibility Studies in the Merged Redevelopment Area, and amending the FY 2005-2006 Agency appropriations; and,
- (b) Approval of a contract with LSA Associates, in an amount not to exceed \$500,000, for preparation of an Environmental Impact Report for a potential baseball stadium in the Diridon/Arena area; and,
- (c) Adoption of a resolution by the Redevelopment Agency Board authorizing the Executive Director to negotiate and execute agreements for other feasibility studies for a combined contract total not to exceed \$200,000.

[MERGED]

Documents Filed: Memorandum from Redevelopment Agency Director Harry S. Mavrogenes, dated November 8, 2005, recommending adoption of resolutions and approval of a contract.

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

Action: Redevelopment Agency Resolution Nos. 5651 and 5651 were adopted, and the contract with LSA Associates was approved. (11-0.)

7 PRIVATE DEVELOPMENT

8 JOINT REDEVELOPMENT AGENCY/COUNCIL

- Closed Session Report

No Report.

- Open Forum

None.


- Adjournment

The San Jose Redevelopment Agency Meeting adjourned at 3:22 p.m.



RON GONZALES, CHAIR

ATTEST:



HARRY S. MAVROGENES, SECRETARY