

REDEVELOPMENT AGENCY MINUTES

DECEMBER 6, 2005

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

DISTRICT 1
DISTRICT 2
DISTRICT 3 RON GONZALES – CHAIR
DISTRICT 4
DISTRICT 5

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**

Vice Chair Chavez called the meeting to order at 3:34 p.m.

Present: Board Members: Chavez, Chirco, Cortese, LeZotte, Nguyen, Pyle, Reed, Williams, Yeager.

Absent: Board Members: Campos; Gonzales. (Excused)

- **Orders of the Day**

The Orders of the Day and the Amended Agenda were approved. (9-0-2. Absent: Campos; Gonzales)

1. CEREMONIAL ITEMS

2. CONSENT CALENDAR

2.1 Approval of Board Meeting Minutes.

Recommendation: Approval of Redevelopment Agency Minutes for:

- (a) Regular meeting of October 25, 2005.
- (b) Regular meeting of November 8, 2005.

Documents Filed: Regular minutes of October 25, and November 8, 2005.

Action: The minutes were approved. (9-0-2. Absent: Campos; Gonzales)

2. CONSENT CALENDAR

2.2 Report of the Rules Committee – November 16, 2005.

- (a) Review November 29, 2005, Draft Agenda.
- (b) Addition of new items to the November 22, 2005, Agenda: Cancelled

Documents Filed: The Rules Committee dated November 29, 2005.

Action: The report was approved. (9-0-2. Absent: Campos; Gonzales)

2.3 Approval of an amendment to the agreement with Burchard & Rinehart.

Recommendation: Approval of the third amendment to the agreement with Burchard & Rinehart, increasing the compensation by \$2,818.75 for a total amount not to exceed \$142,818.75, for litigation support services.

Documents Filed: Memorandum from City Attorney Richard Doyle, dated December 6, 2005, recommending approval of the third amendment to the agreement.

Action: The third amendment to the agreement was approved. (9-0-2. Absent: Campos; Gonzales)

3. GENERAL

4. NEIGHBORHOOD IMPROVEMENT STRATEGIES

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

Recommendation: Approval of the Continuation and Second Amendment to the Agreement with the San Jose Conservation Corps for community improvement services in various Neighborhood Business Districts and SNI neighborhoods, extending the term of the agreement by 19 months, through June 30, 2007, and making other administrative updates, at no additional cost to the Agency. CEQA: Resolution No. 71042, PP03-05-144. [SNI] (Deferred 11/8/05, item 4.2)

Documents Filed: Memorandum from Redevelopment Agency Director Harry S. Mavrogenes, dated December 6, 2005, recommending approval of the agreement.

Action: The Continuation and Second Amendment to the Agreement was approved. (9-0-2. Absent: Campos; Gonzales)

5. HOUSING

6. PUBLIC FACILITIES AND SPACES

7. PRIVATE DEVELOPMENT

7.1 Approval of Facade Improvement Agreement for 82-96 E. Santa Clara Street.

Recommendation: Approval of a Facade Improvement Agreement, in the amount of \$264,000, which includes a construction contingency in the amount of \$24,000, with the Hank D. and Salome M. Coca 1996 Irrevocable Trust, owner of the building located on 82-96 E. Santa Clara Street (Hank Coca's Downtown Furniture). CEQA: Exempt, File No. PP05-229 **[MERGED]**

Documents Filed: Memorandum from Redevelopment Agency Director Harry S. Mavrogenes, dated December 6, 2005, recommending approval of the agreement.

Action: The agreement was approved. (9-0-2. Absent: Campos; Gonzales)

8. JOINT REDEVELOPMENT AGENCY/COUNCIL

8.1 Approval of the Annual Report of Financial Transactions of Community Redevelopment Agencies.

Recommendation: Adoption of resolutions by the City Council and Agency Board approving, in substantial form, the Annual Report of Financial Transactions of Community Redevelopment Agencies, Fiscal Year 2004-05, and directing staff to forward the report to the State of California Controller. **[MERGED]**

Action: Deferred to December 13, 2005.

- Closed Session Report

No Report.

- Open Forum

None.

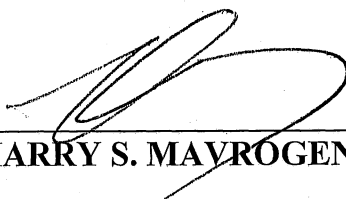
- Adjournment

The San Jose Redevelopment Agency Meeting was adjourned at 3:36 p.m.



RON GONZALES, CHAIR

ATTEST:



HARRY S. MAYROGENES, SECRETARY