



REDEVELOPMENT AGENCY BOARD

MINUTES

February 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
VACANT
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 Board members and Chairperson.

This Agenda contains both a Consent Calendar section for routine business items requiring Board approval, and general business items arranged to correspond to the Agency's Core Service Areas. The Core 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 Core 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 speak to the Board about items on the agenda by submitting a Speaker's Card to the Agency's Clerk seated at the front table. If you wish to address the Board about an issue that is not on the Board agenda, you may speak during the "Open Forum" during the City Council's meeting. The Board is unable to discuss or take action on issues presented during Open Forum. According to State Law (the Brown Act), items must first be noticed on the agenda before any discussion or action. Tips for speaking to the Board:

- **Please submit a Blue Speaker's Card before the meeting or before the item is heard.** This ensures that your name is called for item(s) you wish to address, and 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 your name. Please address the Board from the large podium located to the left of the 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.
- There are three lights to assist you with tracking your speaking time. They are located to the far right of the podium. The green light turns on when you begin speaking; the yellow light turns on when you have 30 seconds left; and, the red light comes on when your speaking time is up.

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's Board meets on Tuesdays, following the City Council meeting at 1:30 p.m. Agendas of future meetings are posted immediately outside City Hall's main entrance and at: www.sjredevelopment.org.

CALL TO ORDER AND ROLL CALL

Mayor Ron Gonzales called the meeting to order at 3:02 p.m.

**PRESENT: GONZALES, CAMPOS, CHAVEZ, CHIRCO, CORTESE,
LEZOTTE, PYLE, REED, YEAGER, WILLIAMS.**

ABSENT: NONE.

VACANT: DISTRICT 7 SEAT.

ORDERS OF THE DAY

Items recommended to be added, dropped, or deferred are usually approved under Orders of the Day unless the Council directs otherwise.

See Item 10 on the City Council Agenda for description of any City Council agendized items relating to the Redevelopment Agency.

Action: The Orders of the Day were approved. MSC (10-0-0).

1 CEREMONIAL ITEMS

NONE.

2 CONSENT CALENDAR

2.1 Approval of Board Meeting Minutes:

Recommendation: Approval of Redevelopment Agency Minutes for:

(a) Regular meeting of December 14, 2004

Documents Filed: The Redevelopment Agency Minutes of December 14, 2004.

Action: Minutes of the Redevelopment Agency meeting of December 14, 2004 were approved. MSC (10-0-0).

3 GENERAL

3.1 Acceptance of Agency Financial Reports

- (a) Monthly Financial Statements – December 2004
- (b) Capital Cost Report – December 2004
- (c) Cash Flow Projection - December 2004

Documents Filed: Memorandum from Executive Director dated February 8, 2005 recommending the approval of the Redevelopment Agency Monthly Financial Statements for December 2004. Memorandum from Executive Director dated February 8, 2005 recommending the acceptance of the Capital Cost Report for December 2004. Memorandum from Executive Director dated February 8, 2005 recommending the acceptance of the Cash Flow Projection for December 2004.

Action: The Agency Financial Reports for December 2004 were approved. MSC (9-1-0). Noes: LeZotte.

4 NEIGHBORHOOD IMPROVEMENT STRATEGIES

NONE.

5 HOUSING

NONE.

6 PUBLIC FACILITIES AND SPACES

6.1 Approval of the First Amendment to the Exclusive Negotiations and Operating Agreement with San Jose Parking for the Fountain Alley Parking lot.

Recommendation: Approval of the First Amendment to the Exclusive Negotiations and Operating Agreement with San Jose Parking, extending the exclusive negotiating period for the potential development of the Fountain Alley Parking lot by one year to January 23, 2006 and modifying the number of annual validation hours accepted by SJP. CEQA: Resolution No. 71039.1, PP04-06-206.

6 PUBLIC FACILITIES AND SPACES (Continued)

Item 6.1 – Continued

Documents Filed: Memorandum from Executive Director dated February 8, 2005 recommending the approval of the First Amendment to the Exclusive Negotiations and Operating Agreement with San Jose Parking, extending the exclusive negotiating period for the potential development of the Fountain Alley Parking lot by one year to January 23, 2006 and modifying the number of annual validation hours accepted by SJP.

Discussion: Public testimony was received from Ms. Judi Henderson and Mr. Alex Matthews of PAC-SJ.

Board Member Reed indicated that he would support the extension but wasn't committing to changing the historic guidelines. Board Member LeZotte said that it appears that the project is coming through on the supposition that the guidelines will be changed. Harry Mavrogenes, Executive Director, responded that San Jose Parking has hired consultants to look at different scenarios, but there is no obligation to change the historic guidelines.

Action: A First Amendment to the Exclusive Negotiations and Operating Agreement with San Jose Parking, extending the exclusive negotiating period for the potential development of the Fountain Alley Parking lot by one year to January 23, 2006 and modifying the number of annual validation hours accepted by SJP was approved. MSC (10-0-0).

7 PRIVATE DEVELOPMENT

NONE.

8 JOINT REDEVELOPMENT AGENCY/COUNCIL

NONE.

CLOSED SESSION REPORT

NONE.

OPEN FORUM

NONE.

ADJOURNMENT

The meeting was adjourned at 3:15 p.m.



RON GONZALES, CHAIR

ATTEST:



HARRY S. MAVROGENES, SECRETARY