

REDEVELOPMENT AGENCY BOARD

MINUTES

March 22, 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

Vice Mayor Cindy Chavez called the meeting to order at 5:35 p.m.

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

ABSENT: GONZALES (EXCUSED).

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.

Item 8.1 is to be considered in a joint Redevelopment Agency/City Council session.

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

Item 8.1(a)(2) will be heard and not dropped from the Agenda. Approved.

Absent: Gonzales, Cortese, Williams.

1 CEREMONIAL ITEMS

NONE.

2 CONSENT CALENDAR

2.1 Report of the Rules Committee – February 16, 2004.

- (a) Review March 1, 2005 Draft Agenda.
- (b) Addition of new items to the February 22, 2005 Agenda: Meeting cancelled
- (c) Staff Reports Outstanding for the February 22, 2005 Agenda: None

Document Filed: The Agency Rules Committee Report of February 16, 2005.

Action: The Agency Rules Committee Report of February 16, 2005 was approved. MSC (7-0-3). Absent: Gonzales, Cortese, Williams.

2 CONSENT CALENDAR (Continued)

2.2 Report of the Rules Committee – February 23, 2004.

- (a) Review March 8, 2005 Draft Agenda.
- (b) Addition of new items to the March 1, 2005 Agenda.
- (c) Staff Reports Outstanding for the March 1, 2005 Agenda.

Document Filed: The Agency Rules Committee Report of February 23, 2005.

Action: The Agency Rules Committee Report of February 23, 2005 was approved. MSC (7-0-3). Absent: Gonzales, Cortese, Williams.

2.3 Report of the Rules Committee – March 2, 2004.

- (a) Review March 15, 2005 Draft Agenda.
- (b) Addition of new items to the March 8, 2005 Agenda.
- (c) Staff Reports Outstanding for the March 8, 2005 Agenda.

Document Filed: The Agency Rules Committee Report of March 2, 2005.

Action: The Agency Rules Committee Report of March 2, 2005 was approved. MSC (7-0-3). Absent: Gonzales, Cortese, Williams.

2.4 Approval for the inclusion of the Agency-owned and operated parking facility at Market and San Salvador streets in the Downtown Free Parking Program.

Recommendation: Approval for the inclusion of the Agency-owned and operated parking facility at Market and San Salvador streets (aka, the Dimension's lot) in the Downtown Free Parking Program.

Document Filed: Memorandum from Executive Director dated March 22, 2005 recommending the approval for the inclusion of the Agency-owned and operated parking facility at Market and San Salvador streets in the Downtown Free Parking Program.

Action: The inclusion of the Agency-owned and operated parking facility at Market and San Salvador streets (aka, the Dimension's lot) in the Downtown Free Parking Program was approved. MSC (7-0-3). Absent: Gonzales, Cortese, Williams.

3 GENERAL

NONE.

4 NEIGHBORHOOD IMPROVEMENT STRATEGIES

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

Recommendation: Approval of an Owner Participation Agreement with Thao Bui, in the amount of \$540,000, for exterior improvements for the building located in the Tropicana Shopping Center, 1109-1165 South King Road.

Document Filed: Memorandum from Executive Director dated March 22, 2005 recommending the approval of an Owner Participation Agreement for the southwest corner of Story and King Roads.

Action: An Owner Participation Agreement with Thao Bui, in the amount of \$540,000, for exterior improvements for the building located in the Tropicana Shopping Center, 1109-1165 South King Road was approved. MSC (7-0-3).
Absent: Gonzales, Cortese, Williams.

5 HOUSING

NONE.

6 PUBLIC FACILITIES AND SPACES

NONE.

7 PRIVATE DEVELOPMENT

NONE.

Council Member Cortese entered the meeting at 5:40 p.m.

8 JOINT REDEVELOPMENT AGENCY/COUNCIL

8.1 City Council and Redevelopment Agency Board approval of actions related to the California Redevelopment Association/Education Revenue Augmentation Fund Loan Program and membership in the California Communities organization.

Recommendation:

- (a) Adoption of resolutions by the Redevelopment Agency Board:
 - (1) Authorizing the Executive Director to negotiate and execute a Loan Agreement with the California Statewide Communities Development Authority (CSCDA) in an amount not-to-exceed \$21,395,000 and a not-to-exceed interest rate of 7% for the purpose of financing the Agency's FY 2004-05 payment to the Educational Revenue Augmentation Fund (ERAF) in the amount of \$18,626,954; and,
 - (2) Approving the information describing the Agency in the Official Statement issued by CSCDA and approving distribution of the final Official Statement.
 - (3) Authorizing the Executive Director or his designee to execute the Officer's Certificate containing the Agency's representations regarding the Loan and the issuance of Bonds and to take all other necessary actions.
- (b) Adoption of a resolution by the City Council:
 - (1) Approving the borrowing of funds by the Agency from the CSCDA; and,
 - (2) Acknowledging that the security for the Loan is a first lien on the City's property tax revenue; and,
 - (3) Approving the information describing the City in the Official Statement.

8 JOINT REDEVELOPMENT AGENCY/COUNCIL (Continued)

Item 8.1 – Continued

Document Filed: Memorandum from Executive Director dated March 22, 2005 recommending the approval of actions related to the California Redevelopment Association/Education Revenue Augmentation Fund Loan Program and membership in the California Communities organization.

Discussion: Public testimony was received from Mr. William Garbett and Ms. Lorraine Wallace.

Actions: Agency Resolution No. 5592 was adopted authorizing the Executive Director to negotiate and execute a Loan Agreement relating to the issuance of certain bonds by the California Statewide Communities Development Authority, approving distribution of the final official statement relating to such bonds and authorizing the Executive Director or his designee to execute the officer's certificate containing the Agency's representations regarding the loan and the issuance of bonds and to take all other necessary actions. MSC (8-0-2). Absent: Gonzales, Williams.

City Resolution No. 72590 was adopted approving the borrowing of funds by the Agency from the CSCDA; and acknowledging that the security for the Loan is a first lien on the City's property tax revenue; and approving the information describing the City in the Official Statement. MSC (8-0-2). Absent: Gonzales, Williams.

CLOSED SESSION REPORT

NONE.

OPEN FORUM

NONE.

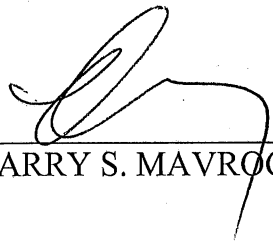
ADJOURNMENT

The meeting was adjourned at 5:41 p.m.



RON GONZALES, CHAIR

ATTEST:



HARRY S. MAVROGENES, SECRETARY