

# REDEVELOPMENT AGENCY MINUTES

**JANUARY 31, 2006**

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**  
9:32 a.m. - Closed Session, City Hall Tower, 18<sup>th</sup> Floor, City Hall  
**Absent – Board Members: None.**  
  
3:41 p.m. - Regular Session, Council Chambers, City Hall  
**Absent – Board Members: Nguyen, LeZotte.**
- **Orders of the Day**  
Upon motion by Council Member Chavez, seconded by Council Member Yeager, and unanimously carried, the Order of the Day and the Amended Agenda were approved. (8-0-2). Absent: Nguyen, LeZotte.

## **1. CEREMONIAL ITEMS**

---

None.

## **2. CONSENT CALENDAR**

---

### **2.1 Report of the Rules Committee – January 11, 2006.**

- (a) Review January 24, 2005 Draft Agenda.
- (b) Addition of new items to the January 24, 2006 Agenda.

Documents Filed: Report of the Agency Rules Committee of January 11, 2006.

Action: The report was accepted. Absent: Nguyen, LeZotte.

## 2. CONSENT CALENDAR

---

### 2.2 Report of the Rules Committee – January 18, 2006.

- (a) Review January 31, 2005 Draft Agenda.
- (b) Addition of new items to the January 24, 2006 Agenda.
- (b) Staff Reports outstanding for January 24, 2006: as of January 18, 2006.

Documents Filed: Report of the Rules Committee of January 18, 2006.

Action: The report was accepted. Absent: Nguyen, LeZotte.

## 3. GENERAL

---

None.

## 4. NEIGHBORHOOD IMPROVEMENT STRATEGIES

---

None.

## 5. HOUSING

---

None.

## 6. PUBLIC FACILITIES AND SPACES

---

### 6.1 Approval to award a contract for the Zolezzi Park Improvements Project.

- \* **Recommendation:** Adoption of a resolution awarding a contract to Lonestar Landscape, the low bidder in the amount of \$395,100, for the Zolezzi Park Improvements Project, and establishing a 10% project contingency in the amount of \$39,500 for a total construction budget not to exceed \$434,600. CEQA: Exempt, File No. PP05-173 [SNI: GATEWAY EAST]

Documents Filed: Memorandum from Executive Director of Redevelopment Agency Harry S. Mavrogenes, dated January 31, 2006, recommending adoption of the resolution.

Action: Agency Resolution No. 5666 was adopted. Absent: Nguyen, LeZotte.

## **7. PRIVATE DEVELOPMENT**

---

None.

## **8. JOINT REDEVELOPMENT AGENCY/COUNCIL**

---

**The City Council convened at 3:43 p.m. to consider Item 8.1 in a Joint Session.**

### **8.1 Approval of an Exclusive Negotiations Agreement for a planned mixed-use residential development at the Japantown Corporation Yard.**

**Recommendation:** Approval of an Exclusive Negotiations Agreement for a 240-day period with Olson Urban Housing, LLC, and First Community Housing, for a planned mixed-use residential development of City-owned properties located at the Japantown Corporation Yard and parking lot site, generally bounded by 6<sup>th</sup> and 7<sup>th</sup> Streets and Jackson and Taylor Streets. CEQA: Exempt, File No. PP 06-005 [JAPANTOWN]

Documents Filed: None.

Discussion: Board Member Chavez asked staff to return to Council if negotiations are not successful with the Boys and Girls Club and to ensure efforts are made in due haste to continue working with the Boys and Girls Club, especially with issues of land use.

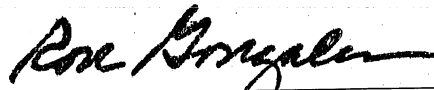
Public Comments: Wes Yukoyama, Director of Japanese Community Senior Service, Roy Hitabayashi, Helen Habashi and Mark Trout spoke in support of the agreement.

William Garbett spoke in opposition to the agreement.

Action: The agreement was approved with direction to Staff to return to Council if negotiations are not successful with the Boys and Girls Club and to ensure efforts are made in due haste to continue working with the Boys and Girls Club, especially with issues of land use. (6-0-4). Absent: Nguyen, LeZotte, Pyle and Chirco.

**The City Council portion of the meeting adjourned at 4:04 p.m.**

- Closed Session Report  
None.
- Open Forum ----  
None.
- Adjournment  
The Redevelopment Agency Board adjourned at 4:04 p.m.



RON GONZALES, BOARD CHAIR

ATTEST:



HARRY S. MAVROGENES, SECRETARY