

REDEVELOPMENT AGENCY

MINUTES

AUGUST 8, 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 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 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 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) 294-9337 (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**
9:31 a.m. - Closed Session, City Hall Tower, 18th Floor, City Hall
Absent Board Members: None.
See Separate Agenda
7:08 p.m. - Regular Session, Council Chambers, City Hall
Absent Board Members: LeZotte. (Excused)

- **Orders of the Day**
The Orders of the Day and the Amended Agenda were approved.

1. CEREMONIAL ITEMS

2. CONSENT CALENDAR

2.1 Report of the Rules Committee – June 14, 2006.

- (a) Review June 27, 2006 Draft Agenda.
- (b) Addition of new items to the June 20, 2006 Agenda.
- (c) Staff Reports outstanding for June 20, 2006: as of June 14, 2006.

Documents Filed: Report of the Rules Committee of June 14, 2006.

Action: The Rules Committee report and actions of June 14, 2006 were accepted.
(10-0-1) Absent: LeZotte.

2. CONSENT CALENDAR

2.2 Report of the Rules Committee – June 21, 2006.

- (a) Review August 1, 2006 Draft Agenda: Meeting cancelled.
- (b) Addition of new items to the June 27, 2006 Agenda.
- (c) Staff Reports outstanding for June 27, 2006: as of June 21, 2006.

Documents Filed: Report of the Rules Committee of June 21, 2006.

Action: The Rules Committee report and actions of June 21, 2006 were accepted.
(10-0-1) Absent: LeZotte.

3. GENERAL

3.1 Acceptance of Agency Financial Reports

- (a) Monthly Financial Statements – May 2006
- (b) Capital Cost Report – May 2006
- (c) Cash Flow Projection – May 2006

Documents Filed: (1) Memorandum from Executive Director of Redevelopment Agency Harry S. Mavrogenes, dated August 8, 2006, recommending acceptance of the financial statements. (2) Memorandum from Executive Director of Redevelopment Agency Harry S. Mavrogenes, dated August 8, 2006, recommending acceptance of the capital cost report. (3) Memorandum from Executive Director of Redevelopment Agency Harry S. Mavrogenes, dated August 8, 2006, recommending acceptance of the Cash Flow Projection.

Action: The reports were accepted. (10-0-1) Absent: LeZotte.

3.2 Presentation of the Agency's capital projects status report for the Fourth Quarter, FY 2005 - 06.

Recommendation: Acceptance of the Redevelopment Agency's report for the Fourth Quarter, FY 2005-06 on the status of the Agency's capital projects.

Documents Filed: Memorandum from Executive Director of Redevelopment Agency Harry S. Mavrogenes, dated August 8, 2006, recommending acceptance of the report.

Action: The report was accepted. (10-0-1) Absent: LeZotte.

4. NEIGHBORHOOD IMPROVEMENT STRATEGIES

5. HOUSING

6. PUBLIC FACILITIES AND SPACES

7. PRIVATE DEVELOPMENT

7.1 Approval of a FIP Agreement with 177 Park, LLC.

Recommendation: Approval of a Facade Improvement Program (FIP) Grant Agreement, in the amount of \$264,000, including a construction contingency of \$24,000, with 177 Park, LLC, owner of the building located at 177 Park Center Plaza to renovate the facade of that building. CEQA: Reso. No. 72767, DP06-044 & PP06-130 [PARK CENTER PLAZA]

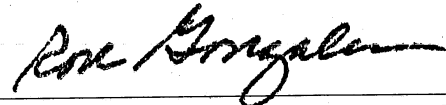
Documents Filed: Memorandum from Executive Director of Redevelopment Agency Harry S. Mavrogenes, dated August 8, 2006, recommending approval of a FIP Grant Agreement to renovate the facade of the building located at 177 Park Center Plaza.

Action: A FIP Grant Agreement was approved. (8-2-1) Noes: Chavez, Reed.
Absent: LeZotte.

8. JOINT REDEVELOPMENT AGENCY/COUNCIL

See item 9.1 on the City Council's Agenda, relating to "Exception to Council Appointee Home Loan Program", which will be heard and action taken only during the Council meeting that begins at 1:30 p.m. today

- Closed Session Report
- Open Forum - To be heard jointly during City Council's Public Discussion.
- Adjournment
The Redevelopment Agency Board adjourned at 7:11 p.m.



RON GONZALES, BOARD CHAIR

ATTEST:



HARRY S. MAVROGENES, SECRETARY