

# REDEVELOPMENT AGENCY BOARD

## MINUTES

MAY 22, 2007

PETE CONSTANT  
FORREST WILLIAMS  
SAM T. LICCARDO  
Vacant  
NORA CAMPOS

DISTRICT 1  
DISTRICT 2  
DISTRICT 3  
DISTRICT 4  
DISTRICT 5

CHUCK REED – CHAIR

PIERLUIGI OLIVERIO  
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 generally meets on Tuesdays, following the City Council's meeting at 1:30 p.m.

- **Call to Order and Roll Call**  
4:10 p.m. - Regular Session, Council Chambers, City Hall  
Absent – Campos (Excused) District 4 vacant.
- **Open Forum**  
None.
- **Closed Session Report**  
None.
- **Orders of the Day**  
The Orders of the Day were approved. (9-0-2) Campos (Excused) District 4 vacant.

## **1. CEREMONIAL ITEMS**

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None.

## **2. CONSENT CALENDAR**

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### **2.1 Approval of Board Meeting Minutes.**

**Recommendation:** Approval of Redevelopment Agency Minutes for:

- (a) Regular meeting of April 10, 2007
- (b) Regular meeting of April 24, 2007

Documents Filed: Regular minutes of April 10 and April 24, 2007

Action: The Redevelopment Agency minutes were approved. (9-0-2) Absent: Campos, District 4 vacant.

### **2.2 Report of the Rules Committee – May 2, 2007.**

**Chair Reed, Chairperson**

- (a) Addition of new items to the May 8, 2007 Agenda.
- (b) Review May 15, 2007 Draft Agenda.
- (c) Assign “Time Certain” for convening Redevelopment Agency Agenda.

Documents Filed: Report of the Rules Committee of May 2, 2007.

Action: The Rules Committee report and actions of May 2, 2007, were accepted. (9-0-2) Absent: Campos, District 4 vacant.

## **2. CONSENT CALENDAR**

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### **2.3 Approval of the Second Amendment to the Corrected and Restated Agreement with H. T. Harvey & Associates.**

**Recommendation:** Approval of the Second Amendment to the Corrected and Restated Agreement with H. T. Harvey & Associates, for Guadalupe River mitigation planting monitoring services, revising the hourly rates and extending the term of the agreement through February 28, 2008. CEQA: Final General Reevaluation and Environmental Report for Proposed Project Modification, Guadalupe River Project, Downtown San Jose California, Resolution No. 71373 [MERGED]

Documents Filed: Memorandum from Executive Director of Redevelopment Agency Harry S. Mavrogenes, dated May 10, 2007, recommending approval of the Second Amendment to the Corrected and Restated Agreement with H. T. Harvey & Associates.

Action: The Redevelopment Agency Board approved the Second Amendment to the Corrected and Restated Agreement with H. T. Harvey & Associates. (9-0-2)  
Absent: Campos, District 4 vacant.

## **3. GENERAL**

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None.

## **4. NEIGHBORHOOD IMPROVEMENT STRATEGIES**

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None.

## **5. HOUSING**

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None.

## **6. PUBLIC FACILITIES AND SPACES**

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None.

## **7. PRIVATE DEVELOPMENT**

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### **7.1 Approval of a FIP agreement for the buildings located at 111 West St. John and 111 North Market Streets.**

**Recommendation:** Approval of a Facade Improvement Program (FIP) Agreement, in the amount of \$440,000, including a construction contingency in the amount of \$40,000, with Community Towers I, LLC; Community Towers II, LLC; Community Towers III, LLC and Community Towers IV, LLC, owner of the buildings located at 111 West Saint John and 111 North Market Streets, to renovate the facades of those buildings. CEQA: Exempt. File No. PP07-084. [JULIAN-STOCKTON] (Deferred from 5/8/07, Item 7.1)

Documents Filed: Memorandum from Executive Director of Redevelopment Agency Harry S. Mavrogenes, dated April 26, 2007, recommending approval of a FIP Agreement with Community Towers I, LLC; Community Towers II, LLC; Community Towers III, LLC and Community Towers IV, LLC.

Action: The Redevelopment Agency Board approved the FIP Agreement with Community Towers I, LLC; Community Towers II, LLC; Community Towers III, LLC and Community Towers IV, LLC. (9-0-2) Absent: Campos, District 4 vacant.

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

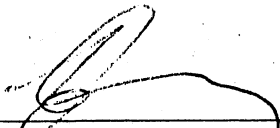
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*Item 9.1 on the City Council's Agenda related to the "Mexican Heritage Corporation", was heard and action taken during the Council meeting that began at 1:30 p.m. today.*

None.

- **Adjournment**  
The Redevelopment Agency Board adjourned at 4:12 p.m.

ATTEST:

  
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**HARRY S. MAVROGENES, SECRETARY**

