

REDEVELOPMENT AGENCY BOARD

SYNOPSIS

October 1, 2002

LINDA J. LEZOTTE
FORREST WILLIAMS
CINDY CHAVEZ
CHUCK REED
NORA CAMPOS

DISTRICT 1
DISTRICT 2
DISTRICT 3
DISTRICT 4
DISTRICT 5

RON GONZALES CHAIR

KEN YEAGER
GEORGE SHIRAKAWA, JR.
DAVID CORTESE
JOHN DIQUISTO
PAT DANDO

DISTRICT 6
DISTRICT 7
DISTRICT 8
DISTRICT 9
DISTRICT10



Welcome to the San Jose Redevelopment Agency's Board meeting. Our Board is composed of the ten City Councilmembers and the Mayor, who serve as our Boardmembers 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 4:21 p.m.

**PRESENT: GONZALES, CAMPOS, CHAVEZ, CORTESE, DIQUISTO,
LEZOTTE, REED, SHIRAKAWA, JR., YEAGER, WILLIAMS.**

EXCUSED: DANDO (EXCUSED)

ORDERS OF THE DAY

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

Approved. Absent: Dando.

1 CEREMONIAL ITEMS

None.

2 CONSENT CALENDAR

None.

3 NEIGHBORHOOD IMPROVEMENT STRATEGIES

None.

4 HOUSING

None.

5 PUBLIC FACILITIES AND SPACES

5.1 **Approval of the second amendment to the lease agreement with W9/PHC Real Estate Limited Partnership for office space at 111 West St. John, Suite 200, extending the lease four years and approving the second amendment to the sublease of the leased premises with the Software Development Forum, and related budget actions.**

Recommendation: Adoption of resolutions:

- (a) Approving additional funding for the Software Development Center – Lease project in the Agency’s Adopted FY 2002-03 Capital Budget and Five Year Capital Improvement Program (CIP), in the amount of \$990,943, in the Merged Redevelopment Area; and,
- (b) Amending the FY 2002-03 Agency appropriations resolution.
Resolution No. 5349 adopted. Absent: Dando.
- (c) Approving the second amendment to the lease for office space at 111 W. St. John, Suite 200, (“Premises”) with W9/PHC II San Jose, LLC, a Delaware Limited Liability Company, to reduce the Minimum Monthly Rent, extend the Term of the Lease and adjust the Base Year and make other material amendments as set forth within the Second Amendment to Office Lease for space subleased to the Software Development Forum; and,
- (d) Authorizing the Executive Director to negotiate an amendment to the sublease of the Premises with the Software Development Forum to extend the term and such other changes as consistent with the second amendment described above; and, after conducting a public hearing as required pursuant to Health and Safety Code Section 33431 and taking into consideration any public comments, to execute the sublease.

Public testimony was received. Resolution No. 5350 adopted. Absent: Dando.

5.2 **Presentation on “sjsitefinder.com,” the Industrial Development web portal for the Redevelopment Agency of San Jose.**

A presentation was given by Ms. Ru Weerakoon, Director of Industrial Development, on the Redevelopment Agency’s new web portal “sjsitefinder.com.”

6 PRIVATE DEVELOPMENT

None.

7 JOINT REDEVELOPMENT AGENCY/COUNCIL

None.

CLOSED SESSION REPORT

None.

OPEN FORUM

None.

ADJOURNMENT

The meeting was adjourned at 4:37 p.m.