

# **REDEVELOPMENT AGENCY BOARD**

## **SYNOPSIS**

**October 15, 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](http://www.sjredevelopment.org).

## CALL TO ORDER AND ROLL CALL

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**Mayor Ron Gonzales called the meeting to order at 3:45 p.m.**

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

## ORDERS OF THE DAY

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See Item 10.1 and 10.2 on the City Council Agenda for description of any City Council agenda items relating to the Redevelopment Agency. Item 7.1 and 7.2 are to be considered in a joint Redevelopment Agency Board/City Council session.

**Orders of the Day moved to defer Item 7.1 to October 22, 2002.**

**Orders of the Day approved. Absent: Diquisto.**

### 1 CEREMONIAL ITEMS

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**None.**

### 2 CONSENT CALENDAR

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#### 2.1 Approval of the third amendment to the master agreement with Earth Tech, Inc., for environmental services on an as-needed basis.

**Recommendation:** Approval of the third amendment to the master agreement with Earth Tech, Inc., in the amount of \$150,000, for a total contract amount not to exceed \$550,000, for environmental consulting services in various Redevelopment Project Areas on an as-needed basis.

**Public testimony received. Approved. Absent: Diquisto.**

### 3 NEIGHBORHOOD IMPROVEMENT STRATEGIES

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None.

### 4 HOUSING

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#### 4.1 Approval of a Purchase and Sale Agreement between the Redevelopment Agency, Rojelia Dominguez, and the Emergency Housing Consortium, for the acquisition of 101 East William Street.

**Recommendation:** Approval of a Purchase and Sale Agreement between the Redevelopment Agency of San Jose, Rojelia Dominguez, Trustee of the Rojelia Dominguez Living Trust, and the Emergency Housing Consortium, whereby the Agency purchases, for the amount of \$600,000, the real property located at 101 East William Street (APN: 467-47-100) for the proposed relocation of the Emergency Housing Consortium Youth Facility. CEQA: Exempt  
**Public testimony received. Approved.**

### 5 PUBLIC FACILITIES AND SPACES

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#### 5.1 Approval of an amendment to the Purchase and Sale Agreement with CET Development Corporation, for the release of \$500,000 from the Environmental Clean-Up Account.

**Recommendation:** Approval of the first amendment to the Purchase and Sale Agreement with CET Development Corporation, allowing the release to CET of \$500,000 in excess funds currently being held in the Environmental Clean-Up Account.  
**Approved.**

## 6 PRIVATE DEVELOPMENT

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### 6.1 Approval of acquisition of property at 93-99 South First Street and 17-31 West San Fernando Street and authorization to distribute an RFQ for the rehabilitation and reuse of the structures.

#### **Recommendations:**

- (a) Approval of a purchase and sale agreement, in the amount of \$1,230,000, for the acquisition of property located at 93-99 South First Street and 17-31 West San Fernando Street (APN: 259-40-064) from Ruth E. Jung, Beverly Jean Walburg, and Arlene Ruth Hughes, Co-Trustees of the William F. Jung Family Trust, Elizabeth A. Jung, Trustee of the Elizabeth A. Jung Survivor's Trust, and Lucille Harper Lean, Trustee of the Lucille Harper Lean Trust.

**Public testimony received. Approved.**

- (b) Authorization for the Agency to distribute a Request for Qualifications for the rehabilitation and reuse of the structures.

CEQA: Resolution No. 71039. PP 02-09-273.

**Public testimony received. Authorized.**

### 6.2 Approval of amendments to the OPAs with the owners of the West San Carlos Shopping Center for the West San Carlos Shopping Center Rehabilitation Project.

**Recommendation:** Approval of amendments to the Owner Participation Agreements (OPAs) with four of the owners of the West San Carlos Shopping Center for the West San Carlos Shopping Center Rehabilitation Project, on the north side of West San Carlos between Dana and Shasta Avenues, increasing Agency participation in an amount of \$185,000, for a total amount not to exceed \$1,658,679. CEQA: Exempt

**Approved.**

## **7 JOINT REDEVELOPMENT AGENCY/COUNCIL**

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### **7.1 Approval of an ordinance deleting the time limit on establishment of indebtedness in Redevelopment Project Areas.**

**Recommendation:** Approval by the City Council of an ordinance deleting the time limit on establishment of indebtedness in Almaden Gateway, The Alameda, Alum Rock Avenue, Century Center, East Santa Clara Street, Edenvale, Guadalupe-Auzerais, Japantown, Julian-Stockton, Market Gateway, Olinder, Park Center, Pueblo Uno, Rincon de los Esteros, San Antonio Plaza, Story Road and West San Carlos Redevelopment Project Areas.

**Public testimony received. Item 7.1 deferred to October 22, 2002.**

### **7.2 Acceptance of the disclosure of property interest by Chairman Ron Gonzales.**

**Recommendation:** Acceptance by the City Council and Agency Board of the disclosure of property interest by Chairman Ron Gonzales and direction that the disclosure be entered into the public minutes of the Agency Board meeting.

**Approved. Abstained: Mayor Ron Gonzales.**

## **CLOSED SESSION REPORT**

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**None.**

## **OPEN FORUM**

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**None.**

## **ADJOURNMENT**

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**The meeting was adjourned at 4:18 p.m.**