

REDEVELOPMENT AGENCY BOARD

SYNOPSIS

October 29, 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 3:58 p.m.

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

ABSENT: CAMPOS (EXCUSED); SHIRAKAWA, JR. (EXCUSED)

ORDERS OF THE DAY

See Item 10 on the City Council Agenda for description of any City Council agenda items relating to the Redevelopment Agency. Item 7.1 is to be considered in a joint Redevelopment Agency Board/City Council session.

Orders of the Day approved. Absent: Campos, Shirakawa, Jr.

1 CEREMONIAL ITEMS

None.

2 CONSENT CALENDAR

None.

3 NEIGHBORHOOD IMPROVEMENT STRATEGIES

None.

4 HOUSING

None.

5 PUBLIC FACILITIES AND SPACES

5.1 Findings of need and necessity for eminent domain acquisition of the properties at 51 and 65 Notre Dame Avenue for a proposed public parking garage.

Recommendation:

- (a) Adoption of a resolution determining that the public interest and necessity requires the acquisition by eminent domain of the property owned by Dorothy Rubino, Trustee, et al., and located at 51 Notre Dame Avenue (APN 259-35-033), for a proposed public parking garage, and authorizing the General Counsel to file suit in eminent domain with respect to such property.
- (b) Adoption of a resolution determining that the public interest and necessity requires the acquisition by eminent domain of the property owned by Sharon Britt, Trustee, et al., and located at 65 Notre Dame Avenue (APNs 259-35-027 and 032), for a proposed public parking garage, and authorizing the General Counsel to file suit in eminent domain with respect to such property.

Item 5.1 deferred to November 5, 2002.

6 PRIVATE DEVELOPMENT

None.

7 JOINT REDEVELOPMENT AGENCY/COUNCIL

7.1 Approval of a lease with McCormick and Schmick for the property located at 170 South Market Street.

Recommendation:

- (a) Adoption of a resolution by the City Council accepting the summary of costs and findings of the Summary 33433 Report and the Estimated Reuse Valuation pursuant to the California Health and Safety Code Section 33433 for the lease of approximately 7,000 square feet at 170 South Market Street to McCormick and Schmick making certain findings and approving the lease.

City Council Resolution No. 71285 was adopted. Noes: Reed. Absent: Campos, Shirakawa, Jr.

7 JOINT REDEVELOPMENT AGENCY/COUNCIL (Continued)

- (b) Approval by the Agency Board of a lease with McCormick and Schmick for the property located at 170 South Market Street, for a ten-year term with three five-year options, funding of \$480,000 in landlord improvements, up to \$749,000 in tenant improvements, and \$100,000 in real estate commissions.

Public testimony received. Approved. Noes: Reed. Absent: Campos, Shirakawa, Jr.

CLOSED SESSION REPORT

None.

OPEN FORUM

None.

ADJOURNMENT

The meeting was adjourned at 4:35 p.m.