CITY OF SAN JOSE
CAPITAL OF SILICON VALLEY

REDEVELOPMENT AGENCY BOARD

SYNOPSIS

March 26, 2002

LINDA J. LEZOTTE	DISTRICT 1		KEN YEAGER	DISTRICT 6
FORREST WILLIAMS	DISTRICT 2		GEORGE SHIRAKAWA, JR.	DISTRICT 7
CINDY CHAVEZ	DISTRICT 3	RON GONZALES CHAIR	DAVID CORTESE	DISTRICT 8
CHUCK REED	DISTRICT 4		JOHN DIQUISTO	DISTRICT 9
NORA CAMPOS	DISTRICT 5		PAT DANDO	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 3:35 p.m.

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

ABSENT: CHAVEZ (EXCUSED), SHIRAKAWA, JR. (EXCUSED).

ORDERS OF THE DAY

Item 7.1 is to be considered in a joint Redevelopment Agency Board/City Council session.
See Item 10 on the City Council Agenda for description of any City Council agendized items relating to the Redevelopment Agency.
Items 2.3 and 2.4 removed from the Consent Calendar by Board Member LeZotte. Orders of the Day Approved. Absent: Chavez, Shirakawa, Jr.

1 CEREMONIAL ITEMS

None.

2 CONSENT CALENDAR

2.1 Report of the Rules Committee – February 27, 2002
Vice Mayor Shirakawa, Jr., Chair
(a) Review March 12, 2002 Draft Agenda.
(b) Add New Items to the March 5, 2002 Agenda; Meeting Canceled.
Approved. Absent: Chavez, Shirakawa, Jr.

2.2 Report of the Rules Committee – March 6, 2002
Vice Mayor Shirakawa, Jr., Chair
(a) Review March 19, 2002 Draft Agenda.
(b) Add New Items to the March 12, 2002 Agenda.
Approved. Absent: Chavez, Shirakawa, Jr.

2 CONSENT CALENDAR (Continued)

2.3 Approval of a FIP grant agreement in an amount not to exceed $146,122, for renovation of the facility located at 1465 West San Carlos Street, Lou's Village.

Recommendation: Approval of a Facade Improvement Program (FIP) grant agreement with Timothy and Thomas Muller, owners of 1465 West San Carlos Street, Lou's Village, in the amount of $132,838, for renovation of the property, and establishment of a contingency in the amount of $13,284, for a total grant amount not to exceed $146,122.
Public testimony received. Approved. Noes: LeZotte. Absent: Chavez, Shirakawa, Jr.

2.4 Approval of a FIP agreement in an amount not to exceed $190,196, for renovation of the facility located at 1915 West San Carlos Street, Antique Colony.

Recommendation: Approval of a Facade Improvement Program (FIP) Grant Agreement with Paul and Linda Dorsa, owners of 1915 West San Carlos, and Mike Kelly and Richard Trimble, tenants of Antique Colony, in the amount of $172,906, for renovation of the building, and establishment of a contingency in the amount of $17,290, for a total grant amount not to exceed $190,196.
Public testimony received. Approved. Noes: LeZotte. Absent: Chavez, Shirakawa, Jr.

2.5 Approval of a FIP agreement in an amount not to exceed $127,843, for renovation of the facility located at 349 South Bascom Avenue, Time Deli.

Recommendation: Approval of a Facade Improvement Program (FIP) Grant Agreement with Anthony Traina, owner of 349 South Bascom Avenue, and Bill and Berty Jusson, business owners, in the amount of $116,221, for exterior improvements of the Time Deli building located at 349 South Bascom Avenue, and establishment of a contingency in the amount of $11,622, for a total grant amount not to exceed $127,843.
Public testimony received. Approved. Noes: LeZotte. Absent: Chavez, Shirakawa, Jr.

3 NEIGHBORHOOD IMPROVEMENT STRATEGIES

None.

4 HOUSING

4.1 Approval of a Purchase Agreement in the amount of $16,500,000, plus related closing costs, for the acquisition of parcels located on Bassett, West Julian, Terraine, Devine, and North San Pedro Streets, known as the Brandenburg Site, and related budget actions.

Recommendation: Adoption of resolutions:

(a) Approving a Purchase Agreement with Brandenburg, Staedler and Moore, Lee and Diane Brandenburg (as trustees), Eric Brandenburg (as trustee), Lee Brandenburg (as trustee) and The James W. Wayne Family Partnership (Wayne) in the amount of $16,500,000, plus related closing costs of $125,000 for a total amount of $16,625,000, for the acquisition of 178 & 201 Bassett Street; 129, 149, 153, 160, 185, 188, 190 & 255 West Julian Street; 274, 276, 290, 331, 340 & 380 Terraine Street, and 181 Devine Street; 320, 328, 345, 353 North San Pedro; and authorizing the Executive Director to execute ancillary documents and take those actions necessary to close escrow.
Resolution No. 5261 adopted. Absent: Chavez, Shirakawa, Jr.

(b) Approving the new project budget of $16,625,000 to the Adopted FY 2001-2002 Capital Budget Housing Acquisition Site, new project line in the Julian-Stockton Redevelopment Area and amending the FY x2001-2002 Agency appropriations resolution.
CEQA: Resolution No. 68839
Resolution No. 5262 adopted. Absent: Chavez, Shirakawa, Jr.

4.2 Approval of an amendment to the agreement with Paul, Hastings, Janofsky & Walker LLP, in the amount of $145,000, for legal services in connection with the negotiation and documentation of the acquisition of the Brandenburg Properties, for a total contract amount not to exceed $620,000.

4 HOUSING

Recommendation:

(a) Approval of the second amendment to the agreement with Paul, Hastings, Janofsky & Walker LLP, in the amount of $145,000, for legal services in connection with the negotiation and documentation of the acquisition of the Brandenburg Properties located in the Julian-Stockton Redevelopment Project Area for a total contract amount not to exceed $620,000.
Resolution No. 5263 adopted. Absent: Chavez, Shirakawa, Jr.

(b) Adoption of a resolution approving the addition of $145,000, to the Adopted FY 2001-2202 Capital Budget Downtown Mixed Use project line in the Merged Project Area from the Capital Reserve, and amending the FY 2001-2002 Agency appropriation resolution.
Resolution No. 5264 adopted. Absent: Chavez, Shirakawa, Jr.

5 PUBLIC FACILITIES AND SPACES

5.1 Approval of the Downtown Signage Program Master Plan and an agreement with Bohannon Eberts Design, LLC, to provide architectural and graphic design services for the Greater Downtown Signage Program, in the amount of $475,000.

Recommendations:

(a) Approval of the Downtown Signage Program Master Plan; and,

(b) Approval of an agreement with Bohannon Eberts Design, LLC, to provide architectural and graphic design services for the Greater Downtown Signage Program, in an amount not to exceed $475,000, and a term through June 30, 2003, and authorizing the Executive Director to extend the agreement one additional year at no additional cost.

CEQA: Resolution No. 68839
Item 5.1 deferred to April 2, 2002.

6 PRIVATE DEVELOPMENT

None.

7 JOINT REDEVELOPMENT AGENCY/COUNCIL

7.1 Public Hearing and City Council and Agency Board actions related to the approval of Disposition and Development Agreements for historic houses at 394 and 450 North Fourth Street and making certain findings.

Recommendation:

(a) Adoption of a resolution by the City Council approving the disposition of property located at 394 North Fourth Street to Spartan Shops, accepting the 33433 Summary Report, and making certain findings; and

(b) Adoption of a resolution by the Agency Board approving the Disposition and Development Agreement (DDA) with Spartan Shops for the property located at 394 North Fourth Street, and authorizing the Executive Director to execute ancillary documents contemplated by the DDA and to close escrows and dispose of the property described in the DDA, subject to compliance with terms of the DDA.

(c) Adoption of a resolution by the City Council approving the disposition of property located at 450 North Fourth Street to Melonee and Tranel Hawkins and Warren Herndon, accepting the 33433 Summary Report, and making certain findings; and,

(d) Adoption of a resolution by the Agency Board approving the Disposition and Development Agreement with Melonee and Tranel Hawkins and Warren Herndon for the property located at 450 North Fourth Street, and authorizing the Executive Director to execute ancillary documents contemplated by the DDA and to close escrows and dispose of the property described in the DDA, subject to compliance with terms of the DDA.
CEQA: Resolution No. 68905

Public hearing opened and continued to April 2, 2002.

CLOSED SESSION REPORT

None.

OPEN FORUM

None.

ADJOURNMENT

The meeting was adjourned at 3:58 p.m.