

REDEVELOPMENT AGENCY BOARD

SYNOPSIS

April 2, 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 3:13 p.m.

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

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 agenda items relating to the Redevelopment Agency.

Orders of the Day Approved. Absent: LeZotte, Yeager.

1 CEREMONIAL ITEMS

None.

2 CONSENT CALENDAR

None.

3 NEIGHBORHOOD IMPROVEMENT STRATEGIES

None.

4 HOUSING

None.

5 PUBLIC FACILITIES AND SPACES

5.1 **Determination of need and necessity for use of eminent domain to acquire interests of San Jose Parking, Inc., in an Exclusive Negotiations and Operations Agreement between San Jose Parking, Inc., and the San Jose Redevelopment Agency, which affects real property located on South Second between Santa Clara and San Fernando Streets and situated in the Century Center Redevelopment Area of downtown San Jose.**

Recommendation:

- (a) Adoption of a resolution determining that the public interest and necessity require the acquisition by eminent domain of the interests of San Jose Parking, Inc., in that certain Exclusive Negotiations and Operations Agreement between San Jose Parking, Inc., and the San Jose Redevelopment Agency dated February 6, 1997, which agreement affects real property located on the west side of Second Street, between Santa Clara Street and San Fernando Streets, in San Jose, California (APN 467-22-121), commonly known as the Fountain Alley Parking Lot, and authorizing the General Counsel to file suit in eminent domain with respect to such property.

Public testimony received. Agency Resolution No. 5265 adopted.

- (b) Adoption of a resolution approving the new project budget of \$3,747,000 in the Adopted FY 2001-2002 Capital Budget Fountain Alley Parking Lot as a new project line in the Century Center Redevelopment Area and amending the FY 2001-2002 Agency appropriations resolution.

Public testimony received. Agency Resolution No. 5266 adopted.

CEQA: Resolution No. 68839 (CENTURY CENTER)

5.2 **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,

5 PUBLIC FACILITIES AND SPACES (Continued)

- (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.

Board Members Chavez and Reed directed Agency staff to report back on Gateway signs and ways of numbering buildings. Public testimony received. Approved. Absent: Yeager.

CEQA: Resolution No. 68839 (MERGED)

6 PRIVATE DEVELOPMENT

None.

7 JOINT REDEVELOPMENT AGENCY/COUNCIL

7.1 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.

Item 7.1(a) deferred until April 9, 2002.

- (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.

Item 7.1(b) deferred until April 9, 2002.

7 JOINT REDEVELOPMENT AGENCY/COUNCIL (Continued)

- (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.
Public testimony received. City Council Resolution No. 70908 adopted. Absent: Yeager.

- (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.
Public testimony received. Agency Resolution No. 5267 adopted. Absent: Yeager.

CEQA: Resolution No. 68905 (CIVIC PLAZA)

CLOSED SESSION REPORT

None.

OPEN FORUM

None.

ADJOURNMENT

The meeting was adjourned at 4:24 p.m.