

REDEVELOPMENT AGENCY BOARD

SYNOPSIS

April 9, 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 4:10 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: Reed.

1 CEREMONIAL ITEMS

None.

Board Member Reed entered the meeting at 4:11 p.m.

2 CONSENT CALENDAR

2.1 Report of the Agency Finance Committee – February 27, 2002

Council Member Dando, Chair

- (a) Monthly Financial Statements – January 2002
- (b) Capital Cost Report – January - 2002
- (c) Cash Flow Projection
- (d) Bond Reserve Investment Fund

Approved.

2.2 Report of the Rules Committee – March 13, 2002

Vice Mayor Shirakawa, Jr., Chair

- (a) Review March 26, 2002 Draft Agenda.
- (b) Add New Items to the March 19, 2002 Agenda: Meeting Cancelled

Approved.

2 CONSENT CALENDAR (Continued)

2.3 Report of the Rules Committee – March 20, 2002

Vice Mayor Shirakawa, Jr., Chair

(a) Review April 2, 2002 Draft Agenda.

(b) Add New Items to the March 26, 2002 Agenda: Meeting Cancelled

Approved.

2.4 Approval of the fourth amendment to the agreement with Edwin Bruce Associates, for a total amount not to exceed \$373,000, for architectural design and construction administration services for the FIP in the Alum Rock Avenue Project Area, and extension of the agreement through Dec 31, 2003.

Recommendation: Approval of the fourth amendment to the agreement with Edwin Bruce Associates, in the amount of \$80,000, for a total amount not to exceed \$373,000, for architectural design and construction administration services for the Facade Improvement Program (FIP) in the Alum Rock Avenue Project Area, and extending the term of the agreement eighteen months through December 31, 2003.

Approved.

3 NEIGHBORHOOD IMPROVEMENT STRATEGIES

None.

4 HOUSING

None.

5 PUBLIC FACILITIES AND SPACES

5.1 Approval of a Continuation Agreement and Second Amendment with Kaku Associates, for a total contract amount not to exceed \$275,000, for Greater Downtown Parking Management Plan services and feasibility studies.

Recommendation: Approval of a Continuation Agreement and Second Amendment with Kaku Associates, in the amount of \$75,000 for a total contract amount not to exceed \$275,000, for continued Greater Downtown Parking Management Plan services and feasibility studies, and extending the term of the agreement through June 30, 2003.

Approved.

6 PRIVATE DEVELOPMENT

None.

7 JOINT REDEVELOPMENT AGENCY/COUNCIL

7.1 City Council and Agency Board actions related to the approval of a Disposition and Development Agreement for a historic house at 394 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.

Public testimony received. City Council Resolution No. 70918 adopted.

(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.

Public testimony received. Board Member Chavez requested as part of the motion that Agency staff work with San Jose State University on a pilot program that would allow professors and faculty to purchase these homes, promoting affordable home ownership, and report back to the Redevelopment Agency Board on a pilot program for at least one of the historic houses being disposed of to San Jose State University. Agency Resolution No. 5268 adopted.

CEQA: Resolution No. 68905 (CIVIC PLAZA)

CLOSED SESSION REPORT

None.

OPEN FORUM

None.

ADJOURNMENT

The meeting was adjourned at 4:15 p.m.