CITY OF SAN JOSE
CAPITAL OF SILICON VALLEY

REDEVELOPMENT AGENCY BOARD

SYNOPSIS

May 28, 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 4:47 p.m.

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

ABSENT: DANDO (EXCUSED), LEZOTTE (EXCUSED).

ORDERS OF THE DAY

Items 7.1-7.2 are 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.
Orders of the Day approved. Absent: Dando, LeZotte.

1 CEREMONIAL ITEMS

None.

2 CONSENT CALENDAR

2.1 Report of the Rules Committee – May 8, 2002
Vice Mayor Shirakawa, Jr., Chair
(a) Review May 21, 2002 Draft Agenda.
(b) Add New Items to the May 14, 2002 Agenda.
Approved. Absent: Dando, LeZotte.

END OF CONSENT CALENDAR

3 NEIGHBORHOOD IMPROVEMENT STRATEGIES

None.

4 HOUSING

None.

5 PUBLIC FACILITIES AND SPACES

None.

6 PRIVATE DEVELOPMENT

6.1 Approval of a sublease between Campbell Plaza Theatres, Inc., and F.C. Pavilion, LLC, for the Block 7 Theater Building located between First and Second Streets along Paseo de San Antonio.

Recommendation: Approval of a sublease between Campbell Plaza Theatres, Inc., and F.C. Pavilion, LLC, for the Block 7 Theater Building located between First and Second Streets along Paseo de San Antonio adjacent to the Twohy Building, and authorization for the Executive Director to execute such documents as required in connection with such approval. (SAN ANTONIO PLAZA)
Public testimony received. City Attorney, Richard Doyle, stated that the Board is approving a sublease contingent upon Campbell Plaza Theatres, Inc. getting the Conditional Use Permit (CUP). Approved. Absent: Dando, LeZotte.

7 JOINT REDEVELOPMENT AGENCY/COUNCIL

7.1 Approval of the second amendment to the lease with The Comedy Club of San Jose, LLC, for an Improv comedy club at 62-64 South Second Street in the Jose Theatre.

Recommendations:

(a) Adoption of a resolution by the City Council approving the Second Amendment to the lease of the Agency's property at 62-64 South Second Street to the Comedy Club of San Jose, LLC, and making certain findings.
Public testimony received. City Council Resolution No. 70996 adopted. Absent: Dando, LeZotte.

7 JOINT REDEVELOPMENT AGENCY/COUNCIL (Continued)

(b) Approval by the Agency Board of the Second Amendment to the lease between Comedy Club of San Jose, LLC (Tenant) and the Agency (Landlord) for the property located at 62-64 South Second Street, amend the scope of work within the Landlord Improvements to conform with the construction documents and to increase the Landlord Improvement Allowance from $3,634,583 to $ 4,181,340.
Public testimony received. Approved. Absent: Dando, LeZotte.

(c) Adopt a resolution by the Agency Board approving a budget adjustment of $837,514 to the Agency's Adopted FY 2001-2002 Capital Budget; Century Center: Jose Theatre RFQ/Facility Improvements and Leasing line item increasing the total estimated Agency assistance from $5,105,731 to $5,943,245.
Public testimony received. Agency Resolution No. 5284 adopted. Absent: Dando, LeZotte.

CEQA: Resolution No. 67721 (CENTURY CENTER)

7.2 Approval of the extension of the Civic Plaza Project Area Committee for one year.

Recommendation: Adoption of a resolution by the City Council approving the extension of the Civic Plaza Project Area Committee for one year, through June 10, 2003. (CIVIC PLAZA)
Public testimony received. Approved. City Council Resolution No. 70997 adopted. Absent: Dando, LeZotte.

CLOSED SESSION REPORT

None.

OPEN FORUM

None.

ADJOURNMENT

The meeting was adjourned at 5:06 p.m.