

REDEVELOPMENT AGENCY BOARD

SYNOPSIS

May 7, 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

Vice Mayor George Shirakawa, Jr. called the meeting to order at 2:27 p.m.

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

**ABSENT: GONZALES (EXCUSED), DIQUISTO (EXCUSED),
LEZOTTE (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 agenda items relating to the Redevelopment Agency.

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

1 CEREMONIAL ITEMS

None.

2 CONSENT CALENDAR

2.1 Approval of Board Meeting Minutes:

Recommendation: Approval of Redevelopment Agency Minutes for:

(a) Regular meeting of February 26, 2002.

Approved. Absent: Gonzales, Diquisto, LeZotte, Yeager.

2.2 Report of the Rules Committee – April 17, 2002

Vice Mayor Shirakawa, Jr., Chair

(a) Review April 30, 2002 Draft Agenda.

(b) Add New Items to the April 23, 2002 Agenda.

Approved. Absent: Gonzales, Diquisto, LeZotte, Yeager.

3 NEIGHBORHOOD IMPROVEMENT STRATEGIES

3.1 Update on status of the RFQ for the commercial properties located at the southeast corner of White and Quimby Roads.

Recommendation: Update on status of the Request for Qualifications (RFQ) for a potential Disposition and Development Agreement for the commercial properties located at the southeast corner of White and Quimby Roads.

Accepted. Absent: Gonzales, Diquisto, LeZotte, Yeager.

4 HOUSING

None.

5 PUBLIC FACILITIES AND SPACES

None.

6 PRIVATE DEVELOPMENT

None.

7 JOINT REDEVELOPMENT AGENCY/COUNCIL

7.1 Public Hearing and approval of an Amended and Restated DDA with The Montgomery Hotel Group, L.L.C., for the development of the Montgomery Hotel as an approximately 83-room boutique hotel with a ground floor restaurant and authorization for the Executive Director to execute the DDA and ancillary documents and to close escrow.

Recommendations:

- (a) Adoption of a resolution by the City Council approving the sale of the Montgomery Hotel site (generally located between San Fernando and San Carlos) to The Montgomery Hotel Group, LLC, acceptance of the supplementary 33433 Summary Report and finding that the sale of the property will assist in the elimination of blight, that it is consistent with the Implementation Plan for the San Antonio Plaza Redevelopment Project Area, and that the consideration for the property is not less than the fair reuse value for the proposed use with the covenants and conditions and development costs authorized by the DDA.
Public hearing opened and public testimony was received. City Council Resolution No. 70963 adopted. Absent: Gonzales, Diquisto, LeZotte.
- (b) Approval by the Agency Board of an Amended and Restated Disposition and Development Agreement (DDA) with The Montgomery Hotel Group, LLC, for the development of the Montgomery Hotel as an approximately 83-room boutique hotel with a ground floor restaurant and adoption of a resolution authorizing the Executive Director to execute the DDA and ancillary documents, to close escrow and to negotiate and execute amendments to the DDA substantially in conformance with the intent of the DDA as reasonably necessary to conform to lender requirements.
Public hearing opened and public testimony was received. Agency Resolution No. 5278 adopted. Absent: Gonzales, Diquisto, LeZotte.
- (c) Approval of a property-use and parking agreement by the Agency Board with The Montgomery Hotel Group, LLC, for the Montgomery Hotel's use of sixty parking spaces immediately south of the Project, until such time as the Agency requires the parcel for redevelopment.
Public hearing opened and public testimony was received. Approved. Absent: Gonzales, Diquisto, LeZotte.

CEQA: Resolution No. 67982 (SAN ANTONIO PLAZA)

CLOSED SESSION REPORT

None.

OPEN FORUM

None.

ADJOURNMENT

The meeting was adjourned at 2:43 p.m.