

REDEVELOPMENT AGENCY BOARD

SYNOPSIS

June 18, 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 3:11 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.

Following item will be heard under Section 10 on the City Council Agenda prior to the convening of the Redevelopment Agency Board meeting:

10.1 Adoption of resolutions pertaining to the FY 2002-2003 Agency Budget and FY 2003-2007 Capital Improvement Program (CIP).

Recommendation: Adoption of resolutions by the City Council and Agency Board pertaining to the Agency's annual budgets, CIP, and public improvements as follow:

- (a) Adoption by the Agency Board of the FY 2002-2003 Revenue and Appropriation Resolutions for the Operating and Capital Budgets; and making certain determinations regarding the expenditure of Agency funds to eradicate graffiti; and
- (b) Adoption of a resolution by the Agency Board approving amendments to the FY 2001-2002 Appropriations Resolution to reflect various modifications to the FY 2001-2002 Capital Budget.
- (c) Adoption of a resolution by the City Council making certain determinations regarding the expenditure of Agency funds on public improvements; and,
- (d) Adoption of resolutions by the City Council and Agency Board authorizing the City Manager and Executive Director to negotiate and execute the FY 2002-2003 Cooperation Agreements between the City and the Agency for the Merged Area Redevelopment Project for Capital Improvements, and the agreement regarding operating expenses.

(Redevelopment Agency)

Orders of the Day approved. Absent: Campos.

Board Member Campos entered the meeting at 3:12 p.m.

1 CEREMONIAL ITEMS

None.

2 CONSENT CALENDAR

2.1 Approval of an amendment to a contract with Keyser Marston Associates for real estate and financial consulting services, and a new one-year agreement with Keyser Marston Associates.

Recommendation:

(a) Approval of the fourth amendment to the agreement with Keyser Marston Associates, in the amount of \$150,000, for a total contract amount not to exceed \$1,105,000, for continued real estate and financial consulting services, with no extension of the agreement's term.

Approved.

(b) Approval of a new agreement, with a one-year term, with Keyser Marston Associates, in the amount of \$450,000, to provide real estate and financial consulting services.

Approved.

2.2 Approval of changes to the Redevelopment Agency's retirement plan.

Recommendations: Adoption of resolutions:

(a) Approving the Amended and Restated Redevelopment Agency of the City of San Jose Retirement Plan, with an effective date of July 1, 2002, and authorizing the Executive Director to execute instruments related to the proposed plan document as may be necessary to maintain the eligible status of the Plan; and,

Resolution No. 5313 adopted.

(b) Approving the First Amendment to the Amended and Restated Redevelopment Agency of the City of San Jose Retirement Plan, which incorporates various provisions of the Economic Growth and Tax Relief Reconciliation Act of 2001.

Resolution No. 5314 adopted.

END OF CONSENT CALENDAR

3 NEIGHBORHOOD IMPROVEMENT STRATEGIES

3.1 Approval of an agreement with the San Jose Downtown Association for promotional and marketing consulting services.

Recommendation: Adoption of a resolution approving an agreement with the San Jose Downtown Association, in an amount not to exceed \$400,000, for promotional and marketing consulting services for the period of July 1, 2002 through June 30, 2003, and making certain findings.

Resolution No. 5315 adopted.

4 HOUSING

None.

5 PUBLIC FACILITIES AND SPACES

None.

6 PRIVATE DEVELOPMENT

None.

7 JOINT REDEVELOPMENT AGENCY/COUNCIL

7.1 Approval of a loan program to assist building owners and tenants in the downtown.

Recommendation: Adoption of resolutions:

- (a) By the Agency Board approving the Retail Entertainment and Arts Loan Assistance Program to loans for building improvements to Downtown buildings to enhance the retail environment and improve the stability and diversity of downtown and Neighborhood Business Districts; and

7 JOINT REDEVELOPMENT AGENCY/COUNCIL (Continued)

- (b) By the City Council and Agency Board approving the Small Business Loan Program to provide reduced-rate financing, targeted to downtown and Neighborhood Business Districts, to stabilize and grow small retail businesses.

Item 7.1(a)-(b) deferred to June 25, 2002.

CLOSED SESSION REPORT

None.

OPEN FORUM

None.

ADJOURNMENT

The meeting was adjourned at 3:14 p.m.