

REDEVELOPMENT AGENCY BOARD

SYNOPSIS

September 24, 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 5:17 p.m.

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

EXCUSED: YEAGER (EXCUSED), WILLIAMS (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.

**Item 2.4 removed from the Consent Calendar by Board Member Reed.
Approved. Absent: Yeager, Williams.**

1 CEREMONIAL ITEMS

- 1.1 Ceremonial Matters: Annual Employee Recognition Awards.**
[To be heard under Item 1 on the City Council Agenda at 1:30 p.m.]
Annual Employee Recognition Awards awarded. Absent: Yeager, Williams.

2 CONSENT CALENDAR

- 2.1 Report of the Rules Committee – August 28, 2002**
Vice Mayor Shirakawa, Jr., Chair
(a) Review September 10, 2002 Draft Agenda.
(b) Add new items to September 3, 2002 Agenda.
Approved. Absent: Yeager, Williams.
- 2.2 Report of the Rules Committee – September 4, 2002**
Vice Mayor Shirakawa, Jr., Chair
(a) Review September 17, 2002 Draft Agenda.
(b) Add new items to September 10, 2002 Agenda.
Approved. Absent: Yeager, Williams.

2 CONSENT CALENDAR (Continued)

2.3 Approval of an agreement with Banducci Associates Architects, Inc., for architectural services for the FIP in the Downtown.

Recommendation: Approval of an agreement with Banducci Associates Architects, Inc., in the amount of \$185,000, to provide architectural services for the Facade Improvement Program (FIP) in the Downtown.

Approved. Absent: Yeager, Williams.

2.4 Approval of an agreement with Century Business Service to develop a Downtown Residential Marketing Program.

Recommendation: Approval of an agreement with Century Business Service, SK Consulting Division, in the amount of \$300,000, to develop a Downtown Residential Marketing Program.

Public testimony received. Board Member Chavez requested that the following be included in the motion: 1) that the budget reflect \$375,000, given the \$75,000 contribution from the developers; 2) that there is follow-up on how we can further encourage developers in the downtown to pull resources to continue to work with the City; 3) that it's not just the Downtown Core and the frame, but also the surrounding neighborhoods, including Japantown; and 4) that an informational memo be distributed to the Council to include a real budget once the \$375,000 is figured out. Approved. Absent: Yeager, Williams. Noes: Reed.

3 NEIGHBORHOOD IMPROVEMENT STRATEGIES

3.1 Authorization for the Executive Director to take certain actions under the Health and Safety Code with respect to the property located at the corner of King and Story Roads.

Recommendation: Adoption of a resolution authorizing the Executive Director to notify property owners within the King/Story Retail Revitalization Project, at the southeast and southwest corners of King and Story Roads, of certain matters and to take all other actions necessary to obtain immunity from certain environmental liability afforded under the Health and Safety Code Sections 33459, et seq. CEQA: Resolution No. 62615

Public testimony received. Resolution No. 5348 adopted. Absent: Yeager, Williams.

4 HOUSING

None.

5 PUBLIC FACILITIES AND SPACES

None.

6 PRIVATE DEVELOPMENT

None.

7 JOINT REDEVELOPMENT AGENCY/COUNCIL

7.1 Actions related to the proposed relocation of the St. James Senior Center with housing.

Recommendations: City Council and Agency Board selection of the preferred site for the proposed relocation of the St. James Senior Center, with up to 125 units of senior housing, as 96 N. Second Street (APN: 467-21-013), 82 N. Second Street (APN: 467-21-043), and 70 N. Second Street (APN: 467-21-011), and direction to Agency staff to commence negotiations with the owners of these properties and to conduct other feasibility studies to define the project.

Public testimony received. Absent: Yeager, Williams.

CLOSED SESSION REPORT

None.

OPEN FORUM

None.

ADJOURNMENT

The meeting was adjourned at 5:35 p.m.