CITY OF SAN JOSE
CAPITAL OF SILICON VALLEY

REDEVELOPMENT AGENCY BOARD

SYNOPSIS

March 25, 2003

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

CALL TO ORDER AND ROLL CALL

Mayor Ron Gonzales called the meeting to order at 6:02 p.m.

PRESENT: GONZALES, CAMPOS, CHAVEZ, CHIRCO, CORTESE, DANDO, GREGORY, LEZOTTE, REED, YEAGER, WILLIAMS.

ORDERS OF THE DAY

Items recommended to be added, dropped, or deferred are usually approved under Orders of the Day unless the Council directs otherwise.

See Item 10 on the City Council Agenda for a description of any City Council Agenda items relating to the Redevelopment Agency.
Orders of the Day approved.

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 October 29, 2002.
(b) Regular meeting of November 5, 2002.
(c) Regular meeting of November 12, 2002.
(d) Regular meeting of November 19, 2002.
(e) Regular meeting of November 26, 2002.
(f) Regular meeting of December 3, 2002.
Approved.

2.2 Approval of a Continuation Agreement with Moore Iacofano Goltsman Inc., for planning services in the K.O.N.A. of the Strong Neighborhoods Initiative area, extending the term of the agreement, at no additional cost.

Recommendation: Approval of a Continuation Agreement and First Amendment with Moore Iacofano Goltsman Inc., for planning services in the King Ocala Neighborhood Area (K.O.N.A.), extending the term of the agreement by eight months, through June 30, 2003, at no additional cost.
Approved.

3 NEIGHBORHOOD IMPROVEMENT STRATEGIES

None.

4 HOUSING

None.

5 PUBLIC FACILITIES AND SPACES

5.1 Approval of the addition of funds to the Civic Plaza (Santa Clara Street) Development Site project line for acquisition of properties.

Recommendation: It is recommended that the Agency Board adopt a resolution:

(a) Approving a budget name change for the Civic Center – Development Site to Santa Clara Street – Development Site, as detailed on Attachment A.

(b) Approving the addition of $552,883 to the Adopted FY 2002-2003 Capital Budget, Santa Clara Street – Development Site project line, in the Civic Plaza Redevelopment Area, decreasing the Capital Reserve by that amount; and,

(c) Amending the FY 2002-2003 Agency appropriations resolution.
Resolution No. 5398 adopted.

6 PRIVATE DEVELOPMENT

6.1 Public Hearing and approval of a sublease with MobileFrame of 2,000 square feet of Agency office space at 60 South Market Street.

Recommendation: Public hearing as required pursuant to Health and Safety Code Section 33431 and approval by the Agency Board of a sublease between MobileFrame, a California LLC, and the Agency of 2,000 square feet of Agency office space at 60 South Market Street for the period April 1, 2003 through December 31, 2004, with a one year option to extend.
Approved.

6.2 Public Hearing and approval actions related to a lease with Circle-A for property located at 108 Paseo de San Antonio.

Recommendation: Public hearing as required pursuant to Health and Safety Code Section 33431 and approval by the Agency Board of a lease between Circle-A (Tenant) and the Agency (Landlord) for the property located at 108 Paseo de San Antonio Street, for an initial thirty-month term with two options to extend for an additional thirty-months.
CEQA: Resolution No. 68839, PP03-03-078.
Approved.

7 JOINT REDEVELOPMENT AGENCY/COUNCIL

7.1 Public Hearing and approval actions related to a lease with Artist & Craftsman Supply for property located at 44 South Fourth Street.

Recommendations:

(a) Adoption of a resolution by the City Council accepting the summary of costs and findings of the Summary 33433 Report and the Estimated Reuse Valuation pursuant to the California Health and Safety Code Section 33433 for the lease of approximately 6,075 gross rentable square feet at 44 South Fourth Street to Artist & Craftsman Supply, Inc., making certain findings and approving the lease.
City Council Resolution No. 71464 adopted.

(b) Approval by the Agency Board of a lease between Artist & Craftsman Supply, Inc., and the Agency for the property located at 44 South Fourth Street, for a three-year term with one three-year and one four-year option, up to $42,525 in Agency assistance for Tenant Improvements, up to $28,331 in brokerage fees and for Agency construction of Landlord Shell Improvements estimated to be $485,000.
Resolution No. 5399 adopted.

(c) Discussion and approval of proposed leasing plans.

Board Member Chavez made a motion to direct Agency staff to have further discussions with applicants and potential tenants for the additional space or other nearby locations, and that the Agency come back with the results of these discussions when the rest of the leasing space is presented for approval. Approved.

CLOSED SESSION REPORT

None.

OPEN FORUM

None.

ADJOURNMENT

The meeting adjourned at 6:09 p.m.