



REDEVELOPMENT AGENCY BOARD

SYNOPSIS

April 15, 2003

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

CALL TO ORDER AND ROLL CALL

Mayor Ron Gonzales called the meeting to order at 2:37 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.

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 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 December 10, 2002.
- (b) Regular meeting of December 17, 2002.

Approved.

3 NEIGHBORHOOD IMPROVEMENT STRATEGIES

None.

4 HOUSING

None.

5 PUBLIC FACILITIES AND SPACES

None.

6 PRIVATE DEVELOPMENT

None.

7 JOINT REDEVELOPMENT AGENCY/COUNCIL

7.1 Approval of the first amendment to the Disposition and Development Agreement with CIM California Urban Real Estate Fund, L.P., for the development of mixed-use infill projects in the Downtown core.

Recommendations:

- (a) Adoption of a resolution by the City Council accepting the summary of costs and findings of the Amended Summary 33433 Report, pursuant to the California Health and Safety Code Section 33433, for the mixed-use development of three downtown sites referred to as Block 3, Fountain Alley parking lot, and Second and Santa Clara parking lot, finding that the sale of the three sites will assist in the elimination of blight, will provide housing for low and moderate-income persons, is consistent with the Implementation Plans, and that the consideration for the sites is not less than the fair reuse value with the covenants and conditions and development costs authorized by the sale.
- (b) Adoption of a resolution by the Redevelopment Agency Board approving the first amendment to the Disposition and Development Agreement with CIM California Urban Real Estate Fund, L.P., a Delaware Limited Partnership, for the development of mixed-use infill projects in the Downtown core and authorizing the Executive Director to execute the same, to negotiate and execute amendments to the DDA substantially in conformance with the intent of the DDA as amended, and to close escrow subject to compliance with the terms of the Amended DDA.

- (c) Adoption of a resolution by the City Council and Agency Board authorizing the City Manager and the Executive Director to negotiate and execute one or more Parking Agreements governing the operations and maintenance of the public parking garages to be owned by the City of San Jose.

CEQA: Resolution No. 71039.1, PP02-12-378.1.

Public testimony received. Board Member Chavez made an addition to the motion that prior to July 1, 2003, there be an option brought back to the City Council for the use of 80% money for affordable housing and that it be brought back in a method that clearly defines what the impacts will be to the Category 1, Category 2, and Category 3 projects so that the City Council or the Agency Board can make a decision. Agency Resolution No. 5400 adopted. City Council Resolution No. 71513 adopted.

CLOSED SESSION REPORT

None.

OPEN FORUM

None.

ADJOURNMENT

The meeting adjourned at 3:12 p.m.