



# **REDEVELOPMENT AGENCY BOARD**

## **SYNOPSIS**

**April 8, 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

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## **CALL TO ORDER AND ROLL CALL**

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Vice Mayor Pat Dando called the meeting to order at 2:36 p.m.

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

**ABSENT: GONZALES (EXCUSED)**

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## **ORDERS OF THE DAY**

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**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.

**Board Member Reed removed Item 2.1(b) from the Consent Calendar for discussion. Orders of the Day approved. Absent: Gonzales.**

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### **1 CEREMONIAL ITEMS**

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**None.**

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### **2 CONSENT CALENDAR**

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#### **2.1 Acceptance of Agency Financial Reports**

- (a) Monthly Financial Statements – February 2003
- (b) Capital Cost Report - February 2003
- (c) Cash Flow Projection - February 2003

**Approved. Absent: Gonzales.**

#### **2.2 Report of the Rules Committee – March 5, 2003**

**Vice Mayor Dando, Chair**

- (a) Review March 18, 2003 Draft Agenda.
- (b) Add new items to the March 11, 2003 Agenda – Meeting Cancelled

**Approved. Absent: Gonzales.**

#### **2.3 Report of the Rules Committee – March 12, 2003**

**Vice Mayor Dando, Chair**

- (a) Review March 25, 2003 Draft Agenda.
- (b) Add new items to the March 18, 2003 Agenda
- (c) Staff reports outstanding for March 18, 2003: as of March 11, 2003

**Approved. Absent: Gonzales.**

**2.4 Report of the Rules Committee – March 19, 2003**

**Vice Mayor Dando, Chair**

- (a) Review April 1, 2003 Draft Agenda.
- (b) Add new items to the March 25, 2003 Agenda
- (c) Staff reports outstanding for March 25, 2003: as of March 18, 2003

**Approved. Absent: Gonzales.**

**2.5 Approval of the second amendment to the agreement with Jones & Stokes for environmental consulting services.**

**Recommendation:** Approval of the second amendment to the agreement with Jones & Stokes, in the amount of \$20,000, for a total contract amount not to exceed \$370,000, for environmental consulting services for various projects, and amending the scope of services.

**Approved. Absent: Gonzales.**

**2.6 Extension of the lease for 118 East Santa Clara Street for 12 months, with a 90-day termination clause.**

**Recommendation:** Approval of the first amendment to the lease, with Martinez & Montes de Oca, LLC, providing for a 12-month term extension through February 28, 2004, at a base rate of \$1.50 per square foot, for an amount not to exceed \$3,412.50 monthly, for offices located at 118 East Santa Clara Street, for continued use by relocation staff, PRNS SNI project staff and the Downtown Information Center.

**Approved. Absent: Gonzales.**

**2.7 Approval of the third amendment to the agreement with Kaku Associates, for Greater Downtown Parking Management Plan services and feasibility studies, at no additional cost.**

**Recommendation:** Approval of the third amendment to the agreement with Kaku Associates, for continued Greater Downtown Parking Management Plan services and feasibility studies, extending the term of the agreement one year through June 30, 2004 at no additional cost.

**Approved. Absent: Gonzales.**

### **3 NEIGHBORHOOD IMPROVEMENT STRATEGIES**

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**None.**

### **4 HOUSING**

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**None.**

### **5 PUBLIC FACILITIES AND SPACES**

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**None.**

### **6 PRIVATE DEVELOPMENT**

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**None.**

### **7 JOINT REDEVELOPMENT AGENCY/COUNCIL**

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#### **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) The City Council adopt a resolution 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; and,
- (b) The Redevelopment Agency Board adopt a resolution approving the first amendment to the Disposition and Development Agreement with CIM California Urban Real Estate Fund, L.P. (CIM Group), 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 and to close escrow subject to compliance with the terms of the Amended DDA; and,

- (c) The City Council and Agency Board adopt resolutions 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

**Item 7.1 was deferred to April 15, 2003.**

## **7.2 Approval actions related to the lease of property located at 170 South Market Street to Bijan Bakery & Café.**

### **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 3,500 square feet at 170 South Market Street to Bijan Bakery & Café making certain findings and approving the lease.

- (b) Approval by the Agency Board of a lease between Bijan Bakery & Café (Tenant) and the Agency (Landlord) for the property located at 170 South Market Street, for a ten-year term with two five-year options and up to \$350,000 in Agency assistance for Tenant Improvements and a maximum of \$130,000 for Landlord Improvements.

CEQA: Exempt, PP03-03-089

**Approved. Noes: Reed. Absent: Gonzales.**

## **CLOSED SESSION REPORT**

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**None.**

## **OPEN FORUM**

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**None.**

## **ADJOURNMENT**

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The meeting adjourned at 3:07 p.m.