CITY OF
SAN JOSE
CAPITAL OF SILICON VALLEY

REDEVELOPMENT AGENCY BOARD

SYNOPSIS

September 16, 2003

LINDA J. LEZOTTE	DISTRICT 1		KEN YEAGER	DISTRICT 6
FORREST WILLIAMS	DISTRICT 2		TERRY GREGORY	DISTRICT 7
CINDY CHAVEZ	DISTRICT 3	RON GONZALES CHAIR	DAVID CORTESE	DISTRICT 8
CHUCK REED	DISTRICT 4		JUDY CHIRCO	DISTRICT 9
NORA CAMPOS	DISTRICT 5		PAT DANDO	DISTRICT10

CALL TO ORDER AND ROLL CALL

Mayor Ron Gonzales called the meeting to order at 5:51 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 7.2 is to be dropped.

Items 7.1 – 7.2 are to be considered in a joint Redevelopment Agency Board/City Council session.

See Joint Item 10.1 on the City Council's Agenda: Approval of recommendations related to the Getting Families Back to Work study sessions.

Item 7.2 was dropped. Orders of the Day approved.

1 CEREMONIAL ITEMS

None.

2 CONSENT CALENDAR

2.1 Report of the Rules Committee – August 27, 2003.
Vice Mayor Dando, Chair
(a) Review September 9, 2003 Draft Agenda.
(b) Changes to the September 2, 2003 Agenda
(c) Staff reports outstanding for September 2, 2003.
Approved.

3 NEIGHBORHOOD IMPROVEMENT STRATEGIES

None.

4 HOUSING

None.

5 PUBLIC FACILITIES AND SPACES

5.1 Approval of the Redevelopment Agency's FY 2003 – 2004 Rebalancing Plan for the Adopted FY 2003-04 Capital and Operating Budgets and the FY 2004-2008 Capital Improvement Program.

Recommendation: Adoption of a resolution:

(a) Approving amendments to the FY 2003-2004 Appropriations Resolution to reflect various modifications to the FY 2003-2004 Revenues and Capital and Operating Budgets.
Public testimony received. Mayor Gonzales requested a report back to Council with necessary revenue and appropriations amendments to implement the actions set forth in the Mayor's September 12, 2003 memorandum. Resolution Nos. 5430 and 5434 adopted. Noes: LeZotte.

(b) Amending the Agency's Adopted FY 2004-2008 Capital Improvement Program.
Public testimony received. Resolution No. 5435 adopted. Noes: LeZotte.

5.2 Approval of an agreement with Bellecci Associates for preparation of engineered construction documents for streetscape improvements along North and South Fifth Streets and part of San Fernando Street.

Recommendation: Approval of an agreement with Bellecci Associates, Inc., for the lump sum amount of $416,548, for preparation of engineered construction documents for proposed streetscape improvements along North and South Fifth Street and part of San Fernando Street, and to provide engineering and inspection services during the bidding and construction phases of project. CEQA: Resolution No. 68905, PP03-06-022.
Approved.

5.3 Approval of an amendment to the Capital Improvement Work Agreement with the Billy DeFrank Lesbian and Gay Center, providing additional Agency funding for building improvements.

Recommendation: Approval of the second amendment to the Capital Improvement

Work Agreement with the Billy DeFrank Lesbian and Gay Center, in the amount of $350,000, for total Agency funding in the amount of $1,250,000, for capital building improvements to the Agency-owned property located at 938 The Alameda.
CEQA: Resolution No. 62613.
Approved.

6 PRIVATE DEVELOPMENT

None.

7 JOINT REDEVELOPMENT AGENCY/COUNCIL

7.1 Approval of the Downtown Streetscape Master Plan, Downtown Street and Pedestrian Lighting Plan, and Downtown Signage Program.

Recommendation: Adoption of resolutions by the City Council and Agency Board:

(a) Approving the new Downtown Streetscape Master Plan, Downtown Street and Pedestrian Lighting Plan, Downtown Signage Program; and,

(b) Approving the revised lighting policy dealing with the recommendations of the Downtown Street and Pedestrian Lighting Plan.

(c) Direction to staff to investigate establishing a Downtown Maintenance and Lighting Enhancement District; prepare proposed revisions to the sidewalk cafe ordinance; design a consolidated newspaper rack system for the Greater Downtown and propose revisions to the newspaper rack ordinance; design bus shelters in the Greater Downtown that complement and reinforce the design of the downtown light rail shelters and the other streetscape infrastructure.

Agency Resolution No. 5431 adopted. City Council Resolution No. 71754 adopted.

7.2 Approval of the first amendment to the lease agreement with Artist & Craftsman Supply for property located at 44 South Fourth Street.

Recommendations:

(a) The City Council accept the summary of costs and findings of the enclosed

Summary 33433 Report and the Estimated Reuse Valuation dated March 11, 2003, as amended by the enclosed Keyser-Marston Associates letter of August 28, 2003, which analyzes the lease of approximately 6,075 square feet of space (Lease) to Artist and Craftsman Supply, Inc. (Tenant), by the Redevelopment Agency (Landlord) for the property located at 44 South Fourth Street, and find that the consideration for the Lease as amended by the first amendment is not less than the fair lease value for the premises given the covenants, conditions and costs authorized by the Lease; and that,

(b) The Agency Board approve the first amendment to the Lease, which revises the initial rent payment schedule.

CEQA: Resolution No. 68839, PP03-01-009.

Item 7.2 was dropped.

CLOSED SESSION REPORT

None.

OPEN FORUM

None.

ADJOURNMENT

The meeting adjourned at 6:18 p.m.