REDEVELOPMENT AGENCY BOARD

SYNOPSIS

September 9, 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

Welcome to the San Jose Redevelopment Agency's Board meeting. Our Board is composed of the ten City Council members and the Mayor, who serve as our Board members 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 3:25 p.m.

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

ABSENT: CAMPOS (EXCUSED), DANDO (EXCUSED), LEZOTTE (EXCUSED).

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 6.3 is to be deferred to September 16, 2003.

See Item 10 on the City Council Agenda for description of any City Council agendized items relating to the Redevelopment Agency.

Item 6.3 was deferred to September 16, 2003. Orders of the Day approved. Absent: Campos, Dando, LeZotte.

1 CEREMONIAL ITEMS

None.

2 CONSENT CALENDAR

2.1 Approval of Board Meeting Minutes:

Recommendation: Approval of Redevelopment Agency Minutes for the Regular meeting of June 10, 2003.
Approved. Absent: Campos, Dando, LeZotte.

2.2 Report of the Rules Committee – August 13, 2003.
Vice Mayor Dando, Chair

(a) Review August 26, 2003 Draft Agenda.
(b) Changes to the August 19, 2003 Agenda
(c) Staff reports outstanding for August 19, 2003.

Approved. Absent: Campos, Dando, LeZotte.

2.3 Report of the Rules Committee – August 20, 2003.
Vice Mayor Dando, Chair

(a) Review September 2, 2003 Draft Agenda.
(b) Changes to the August 26, 2003 Agenda
(c) Staff reports outstanding for August 26, 2003.

Approved. Absent: Campos, Dando, LeZotte.

2.4 Approval for the Silicon Valley Work Force Investment Network to coordinate the First Source Employment Program.

Recommendation: Approval for Silicon Valley Work Force Investment Network to coordinate the Agency's First Source Employment Program.
Approved. Absent: Campos, Dando, LeZotte.

3 NEIGHBORHOOD IMPROVEMENT STRATEGIES

None.

4 HOUSING

None.

5 PUBLIC FACILITIES AND SPACES

5.1 Public Hearing on the FY 2003 – 2004 Rebalancing Plan and adjustments to the Five Year CIP.

Recommendation: Public Hearing on the Fiscal Year 2003 – 2004 Rebalancing Plan for the Adopted 2003-04 Capital and Operating Budgets and the FY 2004-08 Capital Improvement Program and direction for staff to return with revenue and appropriations resolutions amendments necessary to implement those actions.
Public testimony received. Direction to staff given. Absent: Campos, Dando, LeZotte.

6 PRIVATE DEVELOPMENT

6.1 Amendment of the Amended and Restated Agreement regarding Agency Loan Assistance to Zanotto's, located at 40 South Second Street, to remove certain operating covenants.

Recommendation: Adoption of a resolution approving an amendment to the Amended and Restated Agreement regarding Agency Loan Assistance with Zanotto Market, Inc., amending the agreement to remove certain covenants due to the closing of the downtown store and authorizing the Executive Director to execute any loan documents, as necessary.
Resolution No. 5432 approved. Absent: Campos, Dando, LeZotte.

6.2 Approval of various actions related to the CIM "Heart of the City" mixed-use project at Second/Santa Clara parking lot site.

Recommendation: Adoption of a resolution:

(a) Approving refinements to the Schematic Design for the CIM "Heart of the City" mixed-use project planned for the Second/Santa Clara parking lot site; and,

(b) Authorizing the Executive Director to negotiate, execute, accept and record all necessary documents for easements and other agreements with adjoining property owners that facilitate the implementation of the DDA and future conveyance and development of the 2nd and Santa Clara parking lot; and,

(c) Authorizing the Executive Director to negotiate, execute, accept and record all necessary documents with CIM California Urban Real Estate Fund, L.P. for the inclusion of 29 "parking plus" spaces in the Second/Santa Clara project; and,

(d) Receiving a revised project schedule for the Second/Santa Clara site.
CEQA: Resolution No. 71039.1
Resolution No. 5433 approved. Absent: Campos, Chavez, Dando, LeZotte.

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

Recommendations: Approval of the first amendment to the lease agreement with Artist & Craftsman Supply, Inc., for the property located at 44 South Fourth Street.
CEQA: Resolution No. 68839, PP03-01-009
Item 6.2 deferred to September 16, 2003.

7 JOINT REDEVELOPMENT AGENCY/COUNCIL

None.

CLOSED SESSION REPORT

None.

OPEN FORUM

None.

ADJOURNMENT

The meeting adjourned at 3:55 p.m.