

# **REDEVELOPMENT AGENCY SYNOPSIS**

**MAY 3, 2005**

LINDA J. LE ZOTTE  
FORREST WILLIAMS  
CINDY CHAVEZ  
CHUCK REED  
NORA CAMPOS

DISTRICT 1  
DISTRICT 2  
DISTRICT 3  
DISTRICT 4  
DISTRICT 5

RON GONZALES CHAIR

KEN YEAGER  
VACANT  
DAVID D. CORTESE  
JUDY CHIRCO  
NANCY PYLE

DISTRICT 6  
DISTRICT 7  
DISTRICT 8  
DISTRICT 9  
DISTRICT 10

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 Boardmembers and Chairperson.

Attached is the Redevelopment Agency's agenda for this meeting. The Agenda contains both a Consent Calendar section for routine business items requiring Redevelopment Agency approval, as well as general business items arranged corresponding to the Agency's Critical Service Areas. The Critical 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 Critical 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 provide input on agenda items by filling out a BLUE Speaker's Card and submitting it to the Agency's Clerk seated at the front table. If you wish to address the Redevelopment Agency about an issue that is not on the agenda, you may speak during the "Open Forum" during the City Council's meeting. The Council/Agency is unable to take action on issues presented during "Open Forum." If you wish to speak to the Agency, some tips to help you are noted below:

- **Submit a speaker's card before the meeting and before the item is heard.** This will ensure that your name is called for the item(s) you wish to address, and ensure 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 Agency 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 meets on Tuesdays, following the City Council's meeting at 1:30 p.m.

Meeting agendas are posted outside City Hall and the agendas and Agency Board Staff Reports may be viewed on the Internet at <http://www.sjredevelopment.org/agendas.htm>. To arrange an accommodation under the Americans with Disabilities Act to participate in this public meeting, please call 1 (408) 277-4424 or 1 (408) 998-5299 (TTY) at least two business days before the meeting.

On occasion the Redevelopment Agency may consider agenda items out of order.

- **Call to Order and Roll Call**

9:32 a.m. - Closed Session, Room 600, City Hall  
**Absent – Board Members: None.**

1:38 p.m. - Regular Session, Council Chambers, City Hall  
**Absent – Board Members: None.**

- **Orders of the Day**

**The Orders of the Day and the Amended Agenda were approved.**

## **1 CEREMONIAL ITEMS**

---

**None.**

## **2 CONSENT CALENDAR**

---

### **2.1 Report of the Rules Committee – April 13, 2004.**

- (a) Review April 26, 2005 Draft Agenda.
  - (b) Addition of new items to the April 19, 2005 Agenda: Cancelled
  - (c) Staff Reports Outstanding for the April 19, 2005 Agenda.
- Approved.**

### **2.2 Approval of the second amendment to the agreement with Burchard & Rinehart for litigation support services.**

**Recommendations:** Approval of the second amendment to the agreement with Burchard & Rinehart for litigation support services, extending the term for one year through June 30, 2006, and increasing the compensation by \$10,000 for a total amount not to exceed \$140,000.

**Approved.**

### 3 GENERAL

---

### 4 NEIGHBORHOOD IMPROVEMENT STRATEGIES

---

### 5 HOUSING

---

### 6 PUBLIC FACILITIES AND SPACES

---

#### 6.1 Rejection of all bids for the Guadalupe River Park and Gardens signage system.

**Recommendation:** Approval for the rejection of all bids for the manufacture, fabrication and installation of an Identification, Interpretive and Way-Finding Signage System for the Guadalupe River Park and Gardens. [MERGED]  
**Approved.**

### 7 PRIVATE DEVELOPMENT

---

#### 7.1 Approval of a lease with Brian Eder and Cherri Lakey, individuals dba Two Fish Design Group, for 366 South First Street.

**Recommendation:** Approval of a lease with Brian Eder and Cherri Lakey, individuals dba Two Fish Design Group, for the Agency-owned building at 366 South First Street for a term of five years with two one-year extension options, at an initial base rate of \$1,000 per month. CEQA: Exempt; PP05-090 [MARKET-GATEWAY]

**Approved.**

**Staff directed to provide the Board with a list of facilities whose use by the public and non-profits has been previously negotiated.**

## **8 JOINT REDEVELOPMENT AGENCY/COUNCIL**

---

### **8.1 City Council and Redevelopment Agency Board actions to authorize a Purchase and Sale Agreement with Sobrato Development Companies for the sale of Agency-owned property at the southwest corner of Balbach Street and Almaden Avenue.**

#### **Recommendations:**

(a) Adoption of a resolution by the City Council accepting the summary of costs and findings of the Summary 33433 Report pursuant to the California Health and Safety Code Section 33433 for the purchase and sale of an approximately 2,800 square foot parcel of Agency-owned Property at the corner of Balbach Street and Almaden Avenue

**City Resolution No. 72653 adopted.**

(b) Approval by the Redevelopment Agency Board of a Purchase and Sale Agreement with Sobrato Development Companies for the sale of the Property for a purchase price in the amount of \$181,935, plus related closing costs; and,

**Approved.**

(c) Adoption of a resolution by the Redevelopment Agency Board approving the addition of \$181,935 to the FY 2004-2005 Adopted Other/Miscellaneous revenue, and amending the FY 2004-2005 Agency revenue resolution.

CEQA: Exempt. File No. PPO5-050 [MERGED]

**Agency Resolution No. 5600 adopted.**

#### **• Closed Session Report**

None.

#### **• Open Forum -**

None.

#### **• Adjournment**

**The meeting was adjourned at 3:27 p.m.**