

# **REDEVELOPMENT AGENCY BOARD**

## **SYNOPSIS**

**October 5, 2004**

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  
TERRY GREGORY  
DAVID D. CORTESE  
JUDY CHIRCO  
PAT DANDO - VICE CHAIR

DISTRICT 6  
DISTRICT 7  
DISTRICT 8  
DISTRICT 9  
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](http://www.sjredevelopment.org).

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

---

Mayor Ron Gonzales called the meeting to order at 7:40 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.**

Items 7.1 - 7.3 are to be considered in a joint Redevelopment Agency/City Council session.

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

**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 August 31, 2004
- (b) Regular meeting of September 7, 2004

**Approved.**

#### **2.2 Report of the Rules Committee – September 8, 2004.**

**Vice Mayor Dando, Chair**

- (a) Review September 21, 2004 Draft Agenda.
- (b) Addition of new items to the September 14, 2004 Agenda: Cancelled.
- (c) Staff Reports Outstanding for the September 14, 2004 Agenda.

**Approved.**

## **2 CONSENT CALENDAR (Continued)**

---

### **2.3 Report of the Rules Committee – September 15, 2004.**

#### **Vice Mayor Dando, Chair**

- (a) Review September 28, 2004 Draft Agenda.
- (b) Addition of new items to the September 21, 2004 Agenda.
- (c) Staff Reports Outstanding for the September 21, 2004 Agenda.

**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 City Council and Redevelopment Agency Board actions for the award of a construction contract for the Civic Plaza Infrastructure Improvement Project.**

#### **Recommendations:**

- (a) City Council adoption of Appropriation Ordinance and Funding Sources Resolution amendments in the Services for Redevelopment Capital Projects Fund (City-side Redevelopment Fund):

- (1) Establishing a transfer to the Redevelopment Agency for the Traffic Signals and Underground Infrastructure – Santa Clara Street project in the amount \$2,000,000; and,
- (2) Increasing the Beginning Fund Balance by \$674,028.
- (3) Decreasing the Edenvale Infrastructure Improvement project by \$942,000.
- (4) Decreasing the Floyd and Locust Park Development project by \$383,572.

**Public testimony received. Interim Executive Director, Harry S. Mavrogenes, stated that the amount in Item 7.1(a)(4) should be \$383,972. Ordinance No. 27261 adopted. City Council Resolution No. 72348 adopted.**

- (b) City Council adoption of Appropriation Ordinance amendments in the Building and Structure Construction Tax Fund:

- (1) Establishing a transfer to the Redevelopment Agency for the Traffic Signals and Underground Infrastructure – Santa Clara Street project in the amount \$124,000; and,
- (2) Decreasing the Ending Fund Balance by \$124,000.

**Public testimony received. Ordinance No. 27262 adopted.**

- (c) Adoption by the City Council of Appropriation Ordinance amendments in the Civic Center Improvement Fund:

- (1) Establishing a transfer to the Redevelopment Agency for the Fourth Street Communications Conduit project in the amount \$65,000; and,
- (2) Decreasing the Technology, Furniture and Equipment project by \$65,000.

**Public testimony received. Ordinance No. 27263 adopted.**

- (d) Adoption of a resolution by the Redevelopment Agency Board amending the FY 2004-2005 Redevelopment Agency Revenue Resolution approving the addition of \$2,189,000 in revenue funds transferred from the City for the construction of the Civic Plaza/Fifth Street Streetscape Project to the FY 2004-2005 Adopted Budget, amending the Adopted FY 2004-2005 Capital Budget, Civic Plaza Streetscape Project line in the Civic Plaza Redevelopment Area, and amending the FY 2004-2005 Agency Appropriations Resolution.

**Public testimony received. Agency Resolution No. 5545 adopted.**

## 7 JOINT REDEVELOPMENT AGENCY/COUNCIL (Continued)

---

(e) Approval by the City Council and Redevelopment Agency Board of the first amendment to the Cooperation Agreement between the City and the Redevelopment Agency, providing for the Redevelopment Agency's construction of the City's signalization and underground infrastructure project, increasing the City's funding of the signalization project by \$2,189,000, for a total funding of \$2,505,000; and,

**Approved.**

(f) Adoption of a resolution by the Redevelopment Agency Board awarding a construction contract to OC Jones & Sons, the low bidder, in the amount \$4,275,885, and establishing a construction contingency in the amount of \$524,115, for a total construction cost not to exceed \$4,800,000 for the construction of the Civic Plaza/Fifth Street Streetscape Project.

CEQA: Resolution No. 68905; PP04-03-071.

**Public testimony was received. Agency Resolution No. 5546 adopted.**

### 7.2 Approval of actions by the City Council and the Redevelopment Agency Board related to the Hoffman/Via Monte Community Modular Neighborhood Center Project.

#### **Recommendations:**

(a) Adoption of a resolution by the City Council making certain determinations required by Redevelopment Law, Health and Safety Code Section 33445, for Redevelopment Agency funding of construction of a modular neighborhood center in the Hoffman/Via Monte Strong Neighborhoods Initiative (SNI) neighborhood.

**Public testimony received. City Council Resolution No. 72349 adopted.**

(b) City Council and Redevelopment Agency Board approval of a Cooperation Agreement providing for the Agency to make the rent payments for the initial term of the Ground Lease, construction of the Hoffman/Via-Monte Neighborhood Center by the Agency, and for the City to maintain and operate the Hoffman/Via-Monte Neighborhood Center pursuant to the Ground Lease.

**Public testimony received. Approved.**

## 7 JOINT REDEVELOPMENT AGENCY/COUNCIL (Continued)

---

- (c) Adoption of a resolution by the City Council approving a Ground Lease between the City of San Jose and the Almaden Hills United Methodist Church for the Hoffman/Via-Monte Neighborhood Center with prepaid rent for the initial twenty year term of the Lease in the amount of \$321,353; and, **Public testimony received. City Council Resolution No. 72350 adopted.**
- (d) City Council approval of FY 2004-2005 Appropriation Ordinance amendments in the General Fund to reallocate the funding from the construction project to the operating costs:
  - (1) Decreasing the Hoffman/Via Monte Neighborhood Center capital project by \$650,000.
  - (2) Establishing a City-wide Hoffman/Via Monte Neighborhood Center Operating Costs appropriation in the amount of \$650,000.

CEQA: Exempt; PP04-06-185.

**Public testimony received. Ordinance No. 27264 approved.**

Agency Board adjourned at 7:56 p.m. and reconvened at 8:58 p.m.

### 7.3 Public Hearing on the Proposed Operating and Capital Budgets of the Redevelopment Agency.

**Recommendation:** Public Hearing on the Redevelopment Agency of San Jose's Proposed Operating and Capital Budgets for Fiscal Year 2004-2005, and the Proposed Capital Improvement Program for Fiscal Year 2005-2006.

**Public hearing held.**

---

### CLOSED SESSION REPORT

---

None.

---

### OPEN FORUM

---

None.

## **ADJOURNMENT**

---

The meeting adjourned at 9:14 p.m.