

REDEVELOPMENT AGENCY BOARD

SYNOPSIS

November 9, 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.

CALL TO ORDER AND ROLL CALL

Mayor Ron Gonzales called the meeting to order at 4:59 p.m.

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

ABSENT: REED (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 6.1 is deferred to November 16, 2004.

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

Approved. Absent: Reed, Yeager.

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 October 5, 2004

Approved. Absent: Reed, Yeager.

2.2 Report of the Rules Committee – October 20, 2004.

Vice Mayor Dando, Chair

(a) Review November 2, 2004 Draft Agenda.

(b) Addition of new items to the October 26, 2004 Agenda.

(c) Staff Reports Outstanding for the October 26, 2004 Agenda.

Approved. Absent: Reed, Yeager.

2 CONSENT CALENDAR

2.3 Acceptance of Agency Financial Reports

- (a) Monthly Financial Statements – September 2004
- (b) Capital Cost Report – September 2004
- (c) Cash Flow Projection - September 2004

Approved. Absent: Reed, Yeager. Noes: LeZotte.

3 NEIGHBORHOOD IMPROVEMENT STRATEGIES

None.

4 HOUSING

None.

5 PUBLIC FACILITIES AND SPACES

5.1 Acceptance of the Comprehensive Annual Financial Report (CAFR) for FY 2003 - 2004.

Recommendation: Acceptance of the Comprehensive Annual Financial Report (CAFR) for Fiscal Year 2003 – 2004, ending June 30, 2004.

Comprehensive Annual Financial Report accepted. Absent: Reed, Yeager.

5.2 Award of a construction contract for the Fourth Street Garage North Retail Landlord Improvements Project.

Recommendation: Adoption of a resolution awarding a contract to HRB Construction, Inc., the low bidder in the amount of \$384,458, for the Fourth Street Garage North Retail Landlord Improvements Project, and establishing a 10% project contingency in the amount of \$38,446 for a total construction cost not to exceed \$422,904. CEQA: Exempt: PP04-273.

Resolution No. 5555 adopted. Absent: Reed, Yeager.

6 PRIVATE DEVELOPMENT

6.1 Approval of an Exclusive Negotiations Agreement for the North San Pedro Housing Brandenburg development site.

Recommendation: Approval of an Exclusive Negotiations Agreement for a 240-day period with Olson Urban Housing, LLC, Green Valley Corporation, and Urban Housing Group, Inc., for a planned mixed use residential development of Agency properties located at 178 & 201 Bassett Street; 129, 149, 153, 160, 185, 188, 190 & 255 West Julian Street; 274, 276, 290, 340 & 380 Terraine Street, and 181 Devine Street; 320, 328, 340, 345, 353 North San Pedro, and City properties located under such roadways as may be vacated, and State of California Property located at 255 Bassett, and 331 Terraine. CEQA Resolution No. 72170.

Item 6.1 deferred to November 16, 2004.

Council Member Yeager entered the meeting at 5:01 p.m.

6.2 Approval to waive the receipt of certain building and related permits from Story and King, LLC, pertaining to the redevelopment of commercial properties located at the southeast corner of Story and King Roads.

Recommendation: Adoption of a resolution authorizing the Interim Executive Director to waive the receipt of certain building and related permits from Story and King, LLC (Developer) prior to the sale and transfer of the property located at the southeast corner of Story and King Roads, as otherwise required in the Disposition and Development Agreement. CEQA: Mitigated Negative Declaration.

Resolution No. 5556 adopted. Absent: Reed. Abstain: Gregory.

7 JOINT REDEVELOPMENT AGENCY/COUNCIL

None.

CLOSED SESSION REPORT

None.

OPEN FORUM

None.

ADJOURNMENT

The regular session of the meeting adjourned at 5:02 p.m.