

REDEVELOPMENT AGENCY BOARD

SYNOPSIS

August 31, 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 4:38 p.m.

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

ABSENT: YEAGER.

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 marked with an asterisk denote changes or additions to the previously published Agenda for this meeting.

Recommend deferral of Item 5.1 – Downtown Theater Report - to September 21, 2004.

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

Approved. Absent: Yeager.

1 CEREMONIAL ITEMS

None.

2 CONSENT CALENDAR

2.1 Report of the Rules Committee – August 4, 2004.

Vice Mayor Dando, Chair

- (a) Review August 17, 2004 Draft Agenda.
- (b) Addition of new items to the August 10, 2004 Agenda.
- (c) Staff Reports Outstanding for the August 10, 2004 Agenda.

Approved. Absent: Yeager.

2 CONSENT CALENDAR (Continued)

2.2 Report of the Rules Committee – August 11, 2004.

Vice Mayor Dando, Chair

- (a) Review August 24, 2004 Draft Agenda.
- (b) Addition of new items to the August 17, 2004 Agenda.
- (c) Staff Reports Outstanding for the August 17, 2004 Agenda.

Approved. Absent: Yeager.

2.3 Report of the Rules Committee – August 18, 2004.

Vice Mayor Dando, Chair

- (a) Review August 31, 2004 Draft Agenda.
- (b) Addition of new items to the August 24, 2004 Agenda; meeting cancelled.
- (c) Staff Reports Outstanding for the August 24, 2004 Agenda.

Approved. Absent: Yeager.

2.4 Approval of an amendment to the Development Agreement with the San Jose Repertory Theatre.

Recommendation: Approval of the Third Amendment to the Third Amended and Restated Development Agreement with the San Jose Repertory Theatre, allowing the San Jose Repertory to leverage its fundraising campaign by forgiving the San Jose Repertory's obligation to make Payment 14, in consideration for which the San Jose Repertory will provide the use of the Susan and Phil Hammer Theater Center facilities for redevelopment purposes free of charge over a ten-year period, up to an accumulated value of \$100,000 to the Redevelopment Agency and the City of San Jose.

Approved. Absent: Yeager.

3 NEIGHBORHOOD IMPROVEMENT STRATEGIES

None.

4 HOUSING

None.

5 PUBLIC FACILITIES AND SPACES

5.1 Acceptance of a report on the feasibility of a Downtown Theater and direction to staff to continue necessary studies.

Recommendations:

- (a) Acceptance of a report regarding the feasibility of constructing a theater in Downtown San Jose; and,
- (b) Authorization for staff to prepare and issue a Request for Proposals to solicit potential development partners in the design and construction of a Downtown Theater.

Item 5.1 was deferred to September 21, 2004.

6 PRIVATE DEVELOPMENT

None.

7 JOINT REDEVELOPMENT AGENCY/COUNCIL

None.

CLOSED SESSION REPORT

None.

OPEN FORUM

None.

ADJOURNMENT

The meeting adjourned at 4:46 p.m.