

# **REDEVELOPMENT AGENCY BOARD**

## **SYNOPSIS**

**September 21, 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**

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Mayor Ron Gonzales called the meeting to order at 4:03 p.m.

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

**ABSENT: GREGORY (EXCUSED).**

## **ORDERS OF THE DAY**

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**Items recommended to be added, dropped, or deferred are usually approved under Orders of the Day unless the Council directs otherwise.**

Recommend deferral of Item 5.1 - Downtown Theatre, and Item 6.1 - North San Pedro Housing development site to October 12, 2004.

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

**Approved. Absent: Gregory.**

## **1 CEREMONIAL ITEMS**

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**None.**

## **2 CONSENT CALENDAR**

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### **2.1 Acceptance of Agency Financial Reports**

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

**Approved. Absent: Gregory. Noes: LeZotte.**

### **2.2 Approval of Board Meeting Minutes:**

**Recommendation:** Approval of Redevelopment Agency Minutes for:

- (a) Regular meeting of August 10, 2004
- (b) Regular meeting of August 17, 2004

**Approved. Absent: Gregory.**

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

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### **2.3 Report of the Rules Committee – August 25, 2004.**

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

- (a) Review September 7, 2004 Draft Agenda.
- (b) Addition of new items to the August 31, 2004 Agenda.
- (c) Staff Reports Outstanding for the August 31, 2004 Agenda.

**Approved. Absent: Gregory.**

### **2.4 Report of the Rules Committee – September 1, 2004.**

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

- (a) Review September 14, 2004 Draft Agenda.
- (b) Addition of new items to the September 7, 2004 Agenda.
- (c) Staff Reports Outstanding for the September 7, 2004 Agenda.

**Approved. Absent: Gregory.**

## **3 NEIGHBORHOOD IMPROVEMENT STRATEGIES**

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**None.**

## **4 HOUSING**

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**None.**

## **5 PUBLIC FACILITIES AND SPACES**

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### **5.1 Approval of actions related to the feasibility of a proposed Downtown Theater.**

**Recommendation:** Approval of actions related to the feasibility of a proposed Downtown Theater.

**Item 5.1 deferred to October 12, 2004.**

## 6 PRIVATE DEVELOPMENT

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

**Recommendation:** Approval of an Exclusive Negotiations Agreement for a 180 day period with the Olson Company, Barry Swenson Builder and Urban Housing Group, 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 October 12, 2004.**

### 6.2 Approval of an agreement with the San Jose Downtown Association for the purchase of a seasonal ice-skating rink to be located in the Circle of Palms.

#### **Recommendations:**

(a) Approval of an agreement with the San Jose Downtown Association in the amount of \$450,000, for a seasonal ice-skating rink to be operated by the Downtown Association and located in the Circle of Palms area in Downtown San Jose annually during the winter holiday season.

**Public testimony was received. Approved. Absent: Gregory.**

(b) Adoption of a resolution approving funding in the amount of \$485,000 in the FY 2004-2005 Adopted Capital Budget - Downtown Ice Rink new project line in the Merged Redevelopment Area and amending the FY 2004-2005 Agency appropriations resolution.

CEQA: Exempt: PP04-259.

**Public testimony was received. Resolution No. 5543 was adopted.**

**Absent: Gregory.**

## 7 JOINT REDEVELOPMENT AGENCY/COUNCIL

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None.

## **CLOSED SESSION REPORT**

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**None.**

## **OPEN FORUM**

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**None.**

## **ADJOURNMENT**

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The meeting adjourned at 4:11 p.m.