CITY OF SAN JOSE
CAPITAL OF SILICON VALLEY

REDEVELOPMENT AGENCY BOARD

SYNOPSIS

September 7, 2004

LINDA J. LE ZOTTE	DISTRICT 1		KEN YEAGER	DISTRICT 6
FORREST WILLIAMS	DISTRICT 2		TERRY GREGORY	DISTRICT 7
CINDY CHAVEZ	DISTRICT 3	RON GONZALES CHAIR	DAVID D. CORTESE	DISTRICT 8
CHUCK REED	DISTRICT 4		JUDY CHIRCO	DISTRICT 9
NORA CAMPOS	DISTRICT 5		PAT DANDO - VICE CHAIR	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

Vice Mayor Pat Dando called the meeting to order at 2:41 p.m.

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

ABSENT: GONZALES (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 7.1 is to be considered in a joint Redevelopment Agency/City Council session.

Recommend deferral of Item 7.1 – Hoffman/Via Monte Community Center Project.

See Item 10 on the City Council Agenda for description of any City Council agendized items relating to the Redevelopment Agency.
Approved. Absent: Gonzales.

1 CEREMONIAL ITEMS

None.

2 CONSENT CALENDAR

None.

3 NEIGHBORHOOD IMPROVEMENT STRATEGIES

None.

4 HOUSING

None.

5 PUBLIC FACILITIES AND SPACES

None.

6 PRIVATE DEVELOPMENT

6.1 Approval of an ENA with Mesa SoFA Partners, LLC for the proposed sale of the Dimensions Site located at 351-369 South First Street/360-396 South Market Street.

Recommendation: Approval of an Exclusive Negotiations Agreement (ENA) with Mesa SoFA Partners, LLC, for a 120-day term with an option to extend for an additional 90-day period, for the proposed sale of the Dimensions Site located at 351-369 South First Street/360-396 South Market Street, for development as a mixed-use high rise residential and retail complex. CEQA: Exempt, PP04-05-158. **Approved. Absent: Gonzales.**

7 JOINT REDEVELOPMENT AGENCY/COUNCIL

7.1 Approval of actions by the City Council and the Redevelopment Agency Board related to the Hoffman/Via Monte Community 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 neighborhood center in the Hoffman/Via Monte Strong Neighborhoods Initiative (SNI) neighborhood; and,

(b) 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,

7 JOINT REDEVELOPMENT AGENCY/COUNCIL (Continued)

(c) 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.

CEQA: Exempt, PP04-03-090.

Item deferred.

CLOSED SESSION REPORT

None.

OPEN FORUM

None.

ADJOURNMENT

The meeting adjourned at 2:51 p.m.