

REDEVELOPMENT AGENCY BOARD

SYNOPSIS

November 30, 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 4:41 p.m.

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

ABSENT: CAMPOS, DANDO.

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.

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

Approved. Absent: Campos, Dando.

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 12, 2004
- (b) Regular meeting of October 19, 2004

Approved. Absent: Campos, Dando.

2.2 Report of the Rules Committee – October 27, 2004.

Vice Mayor Dando, Chair

- (a) Review November 9, 2004 Draft Agenda.
- (b) Addition of new items to the November 2, 2004 Agenda: Cancelled
- (c) Staff Reports Outstanding for the November 2, 2004 Agenda.

Approved. Absent: Campos, Dando.

2 CONSENT CALENDAR

2.3 Report of the Rules Committee – November 3, 2004.

Vice Mayor Dando, Chair

- (a) Review November 16, 2004 Draft Agenda.
- (b) Addition of new items to the November 9, 2004 Agenda.
- (c) Staff Reports Outstanding for the November 9, 2004 Agenda.

Approved. Absent: Campos, Dando.

2.4 Report of the Rules Committee – November 10, 2004.

Vice Mayor Dando, Chair

- (a) Review November 23, 2004 Draft Agenda: Cancelled
- (b) Addition of new items to the November 16, 2004 Agenda.
- (c) Staff Reports Outstanding for the November 16, 2004 Agenda.

Approved. Absent: Campos, Dando.

3 NEIGHBORHOOD IMPROVEMENT STRATEGIES

None.

4 HOUSING

None.

5 PUBLIC FACILITIES AND SPACES

5.1 Approval of the continuation agreement and fourth amendment to the agreement with Rudolph & Sletten for construction management services on the California Theatre Project and related budget actions.

Recommendations: It is recommended that the Agency Board:

- (a) Adopt a resolution amending the FY 2004-2005 Adopted Capital Budget for the addition of \$233,730 to the California Theatre project line in the Market Gateway Redevelopment Area and amending the FY 2004-2005 Agency appropriations resolution.

Public testimony received. Agency Resolution No. 5558 adopted.

Absent: Campos, Dando.

5 PUBLIC FACILITIES AND SPACES (Continued)

Item 5.1 – Continued

- (b) Approve the continuation agreement and fourth amendment to the agreement with Rudolph & Sletten, Inc., for construction management services for the California Theatre project, increasing the compensation in the amount of \$233,730, for total compensation not to exceed \$3,600,000, amending the scope of work and extending the term of the agreement through January 31, 2005.

Public testimony received. Approved. Absent: Campos, Dando.

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 December 14, 2004.

6.2 Approval of an amendment to the OPA with Boys & Girls Clubs of Silicon Valley for construction of improvements to the Eastside Clubhouse building.

Recommendation: Approval of the first amendment to the Owner Participation Agreement (OPA) with Boys & Girls Clubs of Silicon Valley, in an amount not to exceed \$175,000, for a total amount not to exceed \$500,000, adding a second phase of work, extending the date of completion, and increasing the annual total days of the Public Use Covenants for the Boys & Girls Club Eastside Clubhouse. CEQA: Exempt, PP04-01-020.

Approved. Absent: Campos, Dando.

7 JOINT REDEVELOPMENT AGENCY/COUNCIL

None.

CLOSED SESSION REPORT

None.

OPEN FORUM

None.

ADJOURNMENT

The regular session of the meeting adjourned at 4:43 p.m.