

# **REDEVELOPMENT AGENCY AGENDA**

## **SPECIAL MEETING SYNOPSIS**

**JUNE 17, 2011**

PETE CONSTANT  
ASH KALRA  
SAM LICCARDO  
KANSEN CHU  
XAVIER E. CAMPOS

DISTRICT 1  
DISTRICT 2  
DISTRICT 3  
DISTRICT 4  
DISTRICT 5

CHUCK REED – CHAIR

PIERLUIGI OLIVERIO  
MADISON P. NGUYEN  
ROSE HERRERA  
DONALD ROCHA  
NANCY PYLE

DISTRICT 6  
DISTRICT 7  
DISTRICT 8  
DISTRICT 9  
DISTRICT 10

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 Boardmembers and Chairperson.

If you wish to address the Redevelopment Agency about an issue that is not on the agenda but that is within the subject matter jurisdiction of the Redevelopment Agency Board., you may speak during the “Open Forum” during the City Council's meeting. The Council/Agency is unable to take action on issues presented during “Open Forum.”

This Agenda contains a Consent Calendar section for routine business items requiring Redevelopment Agency approval, as well as general business items arranged corresponding to the Agency's Critical Service Areas. The Critical 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 Critical 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

Items listed in Section 8 require approval of both the Redevelopment Agency Board and the City Council. **You may provide input on any agenda item by filling out a BLUE Speaker's Card and submitting it to the City Clerk or Agency's Clerk during the meeting.** If you wish to speak to the Agency, some tips to help you are noted below:

- **Submit a speaker's card before the meeting and before the item is heard.** This will ensure that your name is called for the items you wish to address, and ensure 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 Agency from the speaker's podium, which is located to the left of the City 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.

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 meets on Tuesdays, following the City Council's meeting at 1:30 p.m.

Agendas and staff reports for Redevelopment Agency Board agenda items may be viewed on the Internet at <http://www.sjredevelopment.org/agendas.htm>. Board Meetings are televised live and rebroadcast on Channel 26.

All public records relating to an open session item on this agenda that are not exempt from disclosure pursuant to the California Public Records Act and that are distributed to a majority of the legislative body will be available for public inspection at the Redevelopment Agency at San Jose City Hall, 200 E. Santa Clara St, 14<sup>th</sup> Floor, San Jose, CA 95113-1903 at the same time that the public records are distributed or made available to the Redevelopment Agency Board.

To arrange an accommodation under the Americans with Disabilities Act to participate in this public meeting, please call (408) 535-8500 or (408) 294-9337 (TTY) at least three business days before the meeting.

On occasion the Redevelopment Agency may consider agenda items out of order.

- **Call to Order and Roll Call**  
1:35 p.m. - Convene Special Meeting, Council Chambers, City Hall  
**Absent Council/Board Members: Herrera. (Excused)**
- **Orders of the Day**  
The Orders of the Day and the Amended Agenda were approved.
- **Closed Session Report**  
No Report.

## **1 CEREMONIAL ITEMS**

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## **2 CONSENT CALENDAR**

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### **2.1 Approval of Minutes.**

- (a) Approval of Redevelopment Agency Minutes for the Budget Study Session on May 19, 2011.  
**Approved.**

### **2.2 Approval of Council/Board Committee Reports.**

- (a) Report of the Rules and Open Government Committee – June 1, 2011. (Mayor)  
**Approved.**

## 2 CONSENT CALENDAR

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### 2.3 Amendment of the Redevelopment Agency Bylaws.

**Recommendations:** Adoption of a resolution amending the Redevelopment Agency Bylaws to add a new provision to Article II, Officers, to allow the Redevelopment Agency Board, by resolution, to appoint a Managing Director and to delegate or temporarily suspend, as provided in such resolution, the functions of any of the other Agency officers or Agency activities for such period as determined by the Agency Board.

**Redevelopment Agency Resolution No. 6018 adopted.**

### 2.4 Appointment of the Redevelopment Agency's Managing Director.

**Recommendations:** Adoption of a resolution appointing Richard Keit as Managing Director, setting his compensation and delegating and temporarily suspending the functions of other Agency officers or Agency activities for such period as determined by the Agency Board.

**Redevelopment Agency Resolution No. 6019 adopted.**

## 3 GENERAL

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## 4 NEIGHBORHOOD IMPROVEMENT STRATEGIES

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## 5 HOUSING

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## 6 PUBLIC FACILITIES AND SPACES

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### 6.1 Approval to increase the construction contingency for the Civic Auditorium project by reallocating funds from the Montgomery Theatre line.

**Recommendation:** It is recommended that the Redevelopment Agency Board adopt a resolution approving an increase in the contingency for the construction contract with Garden City Construction for the Civic Auditorium Project, in the amount of \$91,000, comprised of cost savings achieved through reductions within other line items in the Civic Auditorium Project Budget Line Item and with no increase to the budget. CEQA: Categorically Exempt, File No. PP10-156. [PARK CENTER PLAZA]

**Redevelopment Agency Resolution No. 6020 adopted.**

## 7 PRIVATE DEVELOPMENT

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### 7.1 Amendment of the Amended and Restated Agreement regarding Agency Loan Assistance to Zanotto's, located at 40 South Second Street.

**Recommendation:** Approval of the second amendment modifying the Loan Assignment and Modification Agreement with Zanotto's Downtown Market, Inc. CEQA: Not a Project, File PP10-066, agreements and contracts. [CENTURY CENTER]

**Redevelopment Agency Resolution No. 6021 adopted.**

### 7.2 Approval of an amendment to the Sublease and Co-Sponsorship Operating Agreement with the SJSURF for management of the San Jose BioCenter.

**Recommendation:** Approval of the sixth amendment to the Sublease and Co-Sponsorship Operating Agreement with the San Jose State University Research Foundation (SJSURF) for the management of the San Jose BioCenter, extending the Agency's obligation to pay the base rent for the BioCenter through June 30, 2012, in an amount not to exceed \$395,215.20. CEQA: Not a Project, File No. PP10-066(f), lease of existing space for the same use. [EDENVALE]

**Approved.**

### 7.3 Approval of a Continuation Agreement to the Sublease and Co-Sponsorship Operating Agreement for management of the San Jose E-Center.

**Recommendation:** Approval of a Continuation and First Amendment to the Sublease and Co-sponsorship Agreement with the Northern California Small Business Development Center, a program of Humboldt State University Sponsored Programs Foundation, and the fiscal sponsor and operator of the Entrepreneur Center (eCenter), extending the sublease agreement to June 30, 2012, at no additional cost to the budget. CEQA: Not a Project, File No. PP10-066(f), lease of existing space for the same use. [PUEBLO UNO]

**Approved.**

### 7.4 Amendment of a lease with Two Fish Design Group for 366 South First Street.

**Recommendation:** Approval of the third amendment to the lease with Brian Eder and Cheri Lakey, individuals dba Two Fish Design, at 366 South First Street to extend the term by five years, through October 25, 2017, and maintain the current rent amount. CEQA: Not a project, File No. PP10-066(f), lease of existing space for the same use. [MARKET-GATEWAY]

**Approved.**

## **8 JOINT REDEVELOPMENT AGENCY/COUNCIL**

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### **8.1 Adoption of the Agency's FY 2011-12 Capital and Operating Budgets.**

**Recommendations:** Adoption of resolutions by the Redevelopment Agency Board approving and adopting the FY 2011-12 Revenue and Appropriations Resolutions; and, authorizing the rebudgeting of remaining FY 2010-11 Operating and Capital Budget appropriation balances to FY 2011-12 for ongoing projects and programs previously approved by the Redevelopment Agency Board. CEQA: Not a Project. [MERGED]  
**The memorandum from Council Member Liccardo, dated June 17, 2011, was approved, with the following revisions:**

- (1) Allocate \$950,000 to Center for Employment Training (CET) to use as a match with a \$3M federal grant for renovation and rehabilitation of the historic CET main building, pulling from Economic Uncertainty Reserve.**
- (2) The Executive Director was directed to execute whatever documents appear necessary to release funds for the purposes outline in the August 13, 2008 letter from Harry Mavrogenes.**

**Redevelopment Agency Resolution Nos. 6021, 6022, 6023, 6024 and 6025 adopted, as amended.**

**Noes: Oliverio.**

### **8.2 Approval of Cooperation Agreements for Capital Improvement Projects and City Support Services.**

**Recommendations:** Adoption of resolutions by the Redevelopment Agency Board and the City Council approving the FY 2011-12 Cooperation Agreements between the City and the Redevelopment Agency for: (1) Capital Improvement Projects in the Merged Redevelopment Area; and (2) Support Services in the FY 2011-12 Operating Budget. CEQA: Not a Project. [MERGED]

**City Council Resolution No. 75869 adopted.**

**Redevelopment Agency Resolution No. 6026 adopted.**

- **Open Forum**  
**There were none.**
  
- **Adjournment**  
**The Redevelopment Agency was adjourned at 2:17 p.m.**