

REDEVELOPMENT AGENCY AGENDA

NOVEMBER 18, 2008

PETE CONSTANT
FORREST WILLIAMS
SAM LICCARDO
KANSEN CHU
NORA CAMPOS

DISTRICT 1
DISTRICT 2
DISTRICT 3
DISTRICT 4
DISTRICT 5

CHUCK REED – CHAIR

PIERLUIGI OLIVERIO
MADISON P. NGUYEN
DAVID D. CORTESE
JUDY CHIRCO
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, 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."

The Agenda following this page 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

You may provide input on agenda items 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.
- 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>. 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, 14th 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**
9:00 a.m. - Closed Session, Call to Order in Council Chambers
Adjourn to Closed Session in Council Chambers Conference Room W133
See Separate Agenda
1:30 p.m. - Regular Session, Council Chambers, City Hall
The Agency Board agenda will be considered following conclusion of the Open Forum on the City Council's agenda.
- **Open Forum**
To be heard jointly during the City Council's Open Forum. Members of the Public are invited to speak on any item that does not appear on today's agenda and that is within the subject matter jurisdiction of the Redevelopment Agency Board.
- **Closed Session Report**
- **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 9 on the City Council Agenda for description of any City Council agendized items relating to the Redevelopment Agency.

1 CEREMONIAL ITEMS

2 CONSENT CALENDAR

Notice to the public: There will be no separate discussion of Consent Calendar items as they are considered to be routine by the Agency and will be adopted by one motion. If a member of the Redevelopment Agency Board, staff, or public requests discussion on a particular item, that item will be removed from the Consent Calendar and considered separately.

2.1 Report of the Public Safety, Finance and Strategic Support Committee – October 16, 2008.

Boardmember Nguyen, Chairperson

- “b.i-iii. Redevelopment Agency Monthly Financial Reports for August 2008.
 - e. Report on Comprehensive Annual Financial Report.”

2.2 Report of the Rules and Open Government Committee – October 8, 2008.

Chair Reed, Chairperson

- (a) Review October 14, 2008, Final Agenda: Meeting cancelled.
- (b) Review October 21, 2008, Draft Agenda.
- (c) Assign “Time Certain” for convening Redevelopment Agency Agenda.

2.3 Report of the Rules and Open Government Committee – October 15, 2008.

Chair Reed, Chairperson

- (a) Review October 21, 2008, Final Agenda: Meeting cancelled.
- (b) Review October 28, 2008, Draft Agenda.
- (c) Assign “Time Certain” for convening Redevelopment Agency Agenda.

2.4 Report of the Rules and Open Government Committee – October 22, 2008.

Chair Reed, Chairperson

- (a) Review October 28, 2008, Final Agenda.
- (b) Review November 4, 2008, Draft Agenda.
- (c) Assign “Time Certain” for convening Redevelopment Agency Agenda.

2.5 Report of the Rules and Open Government Committee – October 29, 2008.

Chair Reed, Chairperson

- (a) Review November 4, 2008, Final Agenda: Meeting cancelled.
- (b) Review November 11, 2008, Draft Agenda: Meeting cancelled.
- (c) Assign “Time Certain” for convening Redevelopment Agency Agenda.
- (d) Rules Committee Reviews, Recommendations and Approvals: Property Disclosures within the SNI by Kerry Adams-Hapner, Deputy Director of Economic Development for the City of San Jose.

2 CONSENT CALENDAR

2.6 Approval of Board Meeting Minutes.

Recommendation: Approval of Redevelopment Agency Minutes for:

- (a) Regular meeting of October 7, 2008.
- (b) Regular meeting of October 28, 2008.

2.7 Approval of Master Agreements for civil engineering services.

Recommendations:

- (a) Approval of a [Master Agreement with JMH Weiss](#) in the amount of \$50,000 for civil engineering services for two years; and,
- (b) Approval of a [Master Agreement with Sandis Civil Engineers](#) in the amount of \$50,000 for civil engineering services for two years; and,
- (c) Adoption of a [resolution](#) adjusting the FY 2008-09 Adopted Capital Budget adding \$100,000 to the Project Support Studies project line in the Merged Redevelopment Area and amending the FY 2008-2009 Agency appropriations resolution.
CEQA: Not a project. [MERGED]

3 GENERAL

4 NEIGHBORHOOD IMPROVEMENT STRATEGIES

5 HOUSING

6 PUBLIC FACILITIES AND SPACES

7 PRIVATE DEVELOPMENT

7.1 Approval of an amendment to the Loan Modification Agreement with Camera Cinemas at the Pavilion.

Recommendation: Approval of the second amendment to the [Commercial Building Loan and Facade Improvement Grant Agreement with Camera Cinemas at the Pavilion, L.P.](#), amending and restating a Promissory Note to modify the payment schedule, reduce the interest rate, eliminate the default interest penalty previously assessed and provide Cameras with a credit against the amount of the monthly payments in exchange for certain services to be provided by Cameras. CEQA: Not a project. [SAN ANTONIO PLAZA]

7.2 Approval of actions related to the use of theater space at 29 North San Pedro Street.

Recommendations:

- (a) Approve an [Amended and Restated Property Use Agreement with the Tabard Theatre Company](#) to provide additional marketing and other management services during the public use period at the Theater on San Pedro Square located at 29 North San Pedro Street for an additional \$243,000 at a maximum cost for the remainder of the term of the Agreement to the Agency of \$423,000; and,
- (b) Adoption of a [resolution](#) approving an adjustment to the FY 2008-09 Adopted Capital Budget adding \$62,000 to the Competitive Art Capital Fund project line in the Merged Redevelopment Area and amending the FY 2008-2009 Agency appropriations resolution.
CEQA: Not a Project. [SNI]

8 JOINT REDEVELOPMENT AGENCY/COUNCIL

See item 9 on the City Council's Agenda, which will be heard and action taken only during the Council meeting that begins at 1:30 p.m. today, for any Redevelopment-related actions on that agenda.

CONVENE CITY COUNCIL TO CONSIDER ITEMS 8.1 – 8.3 IN A JOINT SESSION

8 JOINT REDEVELOPMENT AGENCY/COUNCIL

8.1 Approval of actions by the Agency Board and City Council related to the SoFA Sidewalk Demonstration 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 Agency funding of the proposed improvements in the SoFA Sidewalk Demonstration Project; and,
- (b) Adoption of a [resolution](#) by the Redevelopment Agency Board awarding a [contract](#) to Bugler Construction for the SoFA Sidewalk Demonstration Project, the low bidder in the amount of \$374,400, and authorizing a construction contingency in the amount of \$37,440 for a total construction budget not to exceed \$411,840.

CEQA: Final EIR San Jose Downtown Strategy 2000, Resolution No 72767, File No. PP08-119. [MARKET GATEWAY]

8.2 Agency Board and City Council actions related to issuance of Merged Area Redevelopment Project Revenue Bonds in an amount not to exceed \$38,855,000.

Recommendations:

- (a) Adoption of a [resolution](#) by the Redevelopment Agency Board:
 - (1) Authorizing the issuance of Merged Area Redevelopment Project Tax Allocation Bonds, in one tax-exempt series, in an aggregate principal amount not to exceed \$38,855,000 (the 2008A Bonds); and approving in substantially final form the [Thirteenth Supplemental Indenture of Trust with Union Bank](#), as Trustee; and,
 - (2) Authorizing the competitive sale of the 2008A Bonds; and,
 - (3) Approving in substantially final form the [Preliminary Official Statement\(POS\)](#), [Notice of Intention to Sell Bonds](#) and [Official Notices Inviting Bids](#) and authorizing Agency staff to distribute the POS; and,
 - (4) Authorizing the General Counsel to negotiate and execute a first amendment to the agreement for Bond Counsel Services, in an amount not to exceed \$45,000 for a total contract amount not to exceed \$135,000, for Series 2008A and Series 2008 B Bonds; and,

8 JOINT REDEVELOPMENT AGENCY/COUNCIL

- 8.2 (5) Authorizing all officers, agents and employees to take such actions and execute such documents necessary and desirable to accomplish issuance of the 2008A Bonds.
- (b) Adoption of a [resolution](#) by the City Council approving the issuance of Merged Area Redevelopment Project Tax Allocation Bonds, in one tax-exempt series, in an aggregate principal amount not to exceed \$38,855,000.
- 8.3 **Public Hearing on the [Agency's FY 2008-2009 Capital Budget and 2009-2013 Capital Improvement Program](#).**

Recommendation: Joint Public Hearing on the Redevelopment Agency's Proposed FY 2008-2009 Capital Budget and 2009-2013 Capital Improvement Program.

[TO BE HEARD IN THE EVENING]

ADJOURN CITY COUNCIL PORTION OF THE MEETING

- Adjournment

CITY OF SAN JOSE CODE OF CONDUCT FOR PUBLIC MEETINGS IN THE COUNCIL CHAMBERS AND COMMITTEE ROOMS

The Code of Conduct is intended to promote open meetings that welcome debate of public policy issues being discussed by the City Council, Redevelopment Agency Board, their Committees, and City Boards and Commissions in an atmosphere of fairness, courtesy, and respect for differing points of view.

1. Public Meeting Decorum:

- a) Persons in the audience will refrain from behavior which will disrupt the public meeting. This will include making loud noises, clapping, shouting, booing, hissing or engaging in any other activity in a manner that disturbs, disrupts or impedes the orderly conduct of the meeting.
- b) Persons in the audience will refrain from creating, provoking or participating in any type of disturbance involving unwelcome physical contact.
- c) Persons in the audience will refrain from using cellular phones and/or pagers while the meeting is in session.
- d) Appropriate attire, including shoes and shirts are required in the Council Chambers and Committee Rooms at all times.
- e) Persons in the audience will not place their feet on the seats in front of them.
- f) No food, drink (other than bottled water with a cap), or chewing gum will be allowed in the Council Chambers and Committee Rooms, except as otherwise pre-approved by City staff.
- g) All persons entering the Council Chambers and Committee Rooms, including their bags, purses, briefcases and similar belongings, may be subject to search for weapons and other dangerous materials.

2. Signs, Objects or Symbolic Material:

- a) Objects and symbolic materials, such as signs or banners, will be allowed in the Council Chambers and Committee Rooms, with the following restrictions:
 - No objects will be larger than 2 feet by 3 feet.
 - No sticks, posts, poles or other such items will be attached to the signs or other symbolic materials.
 - The items cannot create a building maintenance problem or a fire or safety hazard.
- b) Persons with objects and symbolic materials such as signs must remain seated when displaying them and must not raise the items above shoulder level, obstruct the view or passage of other attendees, or otherwise disturb the business of the meeting.

CITY OF SAN JOSE CODE OF CONDUCT FOR PUBLIC MEETINGS IN THE COUNCIL CHAMBERS AND COMMITTEE ROOMS (CONT'D)

- c) Objects that are deemed a threat to persons at the meeting or the facility infrastructure are not allowed. City staff is authorized to remove items and/or individuals from the Council Chambers and Committee Rooms if a threat exists or is perceived to exist. Prohibited items include, but are not limited to: firearms (including replicas and antiques), toy guns, explosive material, and ammunition; knives and other edged weapons; illegal drugs and drug paraphernalia; laser pointers, scissors, razors, scalpels, box cutting knives, and other cutting tools; letter openers, corkscrews, can openers with points, knitting needles, and hooks; hairspray, pepper spray, and aerosol containers; tools; glass containers; and large backpacks and suitcases that contain items unrelated to the meeting.

3. Addressing the Council, Redevelopment Agency Board, Committee, Board or Commission:

- a) Persons wishing to speak on an agenda item or during open forum are requested to complete a speaker card and submit the card to the City Clerk or other administrative staff at the meeting.
- b) Meeting attendees are usually given two minutes to speak on any agenda item and/or during open forum; the time limit is in the discretion of the Chair of the meeting and may be limited when appropriate. Applicants and appellants in land use matters are usually given more time to speak.
- c) Speakers should discuss topics related to City business on the agenda, unless they are speaking during open forum.
- d) Speakers' comments should be addressed to the full body. Requests to engage the Mayor, Council Members, Board Members, Commissioners or Staff in conversation will not be honored. Abusive language is inappropriate.
- e) Speakers will not bring to the podium any items other than a prepared written statement, writing materials, or objects that have been inspected by security staff.
- f) If an individual wishes to submit written information, he or she may give it to the City Clerk or other administrative staff at the meeting.
- g) Speakers and any other members of the public will not approach the dais at any time without prior consent from the Chair of the meeting.

Failure to comply with this Code of Conduct which will disturb, disrupt or impede the orderly conduct of the meeting may result in removal from the meeting and/or possible arrest.