

# **REDEVELOPMENT AGENCY AGENDA**

## **SPECIAL MEETING**

**JUNE 24, 2011**

## **SYNOPSIS**

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**  
1:33 p.m. - Convene Special Meeting, Council Chambers, City Hall  
**Absent Board Members: Oliverio. (Excused)**
  
- **Open Forum**  
There were none presented.
  
- **Orders of the Day**  
The Orders of the Day and the Agenda were approved.
  
- **Closed Session Report**  
No Report.

## **1 CEREMONIAL ITEMS**

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## **2 CONSENT CALENDAR**

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## **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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## 7 PRIVATE DEVELOPMENT

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### 7.1 Adoption of a resolution to negotiate and execute an Owner Participation Agreement with the Center for Employment Training..

**Recommendation:** Adoption of a resolution authorizing the Executive Director or the Managing Director to negotiate and execute an Owner Participation Agreement (OPA) with the Center for Employment Training (CET) in the amount of \$950,000 to be used towards the rehabilitation of the CET facility located at 701 Vine Street, San Jose. [SNI]  
**Redevelopment Resolution No. 6027 adopted.**

### 7.2 Adoption of a resolution to negotiate and execute a Capital Equipment Assistance Agreement with Berg and Berg Developers.

**Recommendation:** Adoption of a resolution authorizing the Executive Director or the Managing Director to negotiate and execute an a Capital Equipment Assistance Agreement with Berg and Berg Developers in the amount of \$250,000 for the acquisition of industrial and manufacturing equipment to be used at 5945 Optical Court, San Jose, and making certain findings as required by redevelopment law. [EDENVALE]  
**Redevelopment Resolution No. 6028 adopted.**

## 8 JOINT REDEVELOPMENT AGENCY/COUNCIL

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- **Adjournment**  
The Redevelopment Agency Board Meeting was adjourned at 1:36 p.m.