

REDEVELOPMENT AGENCY BOARD

SYNOPSIS

April 24, 2001

LINDA J. LEZOTTE
FORREST WILLIAMS
CINDY CHAVEZ
CHUCK REED
NORA CAMPOS

DISTRICT 1
DISTRICT 2
DISTRICT 3
DISTRICT 4
DISTRICT 5

RON GONZALES CHAIR

KEN YEAGER
GEORGE SHIRAKAWA, JR.
DAVID CORTESE
JOHN DIQUISTO
PAT DANDO

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 Councilmembers and the Mayor, who serve as our Boardmembers 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 George Shirakawa, Jr. called the meeting to order at 2:22 p.m.

**PRESENT: CAMPOS, CHAVEZ, CORTESE, DANDO, DIQUISTO,
LEZOTTE, REED, SHIRAKAWA, JR., YEAGER,
WILLIAMS.**

ABSENT: GONZALES (EXCUSED)

ORDERS OF THE DAY

See Item 10 and the City Council Agenda for description of City Council
agendized items relating to the Redevelopment Agency.

Item 2.9 taken off the Consent Calendar for discussion by Councilmember Yeager.
Item 2.12 - Change to read: (DROP)

Orders of the Day Approved. Absent: Gonzales.

1 CEREMONIAL ITEMS

None.

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 Board and will be adopted by one motion. If a member of the 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 Approval of Minutes:

Recommendation: Approval of Redevelopment Agency Minutes for:

- (a) Regular meeting of February 6, 2001
- (b) Regular meeting of March 13, 2001
- (c) Regular meeting of March 27, 2001
- (d) Regular meeting of April 3, 2001

Approved. Absent: Gonzales.

2 CONSENT CALENDAR (Continued)

2.2 Report of the Agency Finance Committee – February 28, 2001 Council Member Dando, Chair

- (1) Monthly Financial Statements – January 2001
- (2) Capital Cost Report - January 2001
- (3) Cash Flow Projection - January 2001

Approved. Absent: Gonzales.

2.3 Report of the Rules Committee – March 28, 2001 Vice Mayor Shirakawa, Jr., Chair

- (1) Review April 10, 2001 Draft Agenda
- (2) Review April 3, 2001 Draft Agenda

Approved. Absent: Gonzales.

2.4 Report of the Rules Committee – April 4, 2001 Vice Mayor Shirakawa, Jr., Chair

- (1) Review April 17, 2001 Draft Agenda
- (2) Add new items to the April 10, 2001 Amended Agenda

Approved. Absent: Gonzales.

2.5 Approval to apply for placement of a National Urban Fellow at the Agency.

Recommendation: Approval of an application to National Urban Fellows, Inc., for a placement of a public sector professional fellow with the Redevelopment Agency, in an amount not to exceed \$49,000 for total program costs for the fourteen-month period ending June 2002.

Approved. Absent: Gonzales.

2.6 Approval of the first amendment to the agreement with Hexagon, for a total contract amount of \$195,000, for design services.

Recommendation: Approval of the first amendment to an agreement with Hexagon Transportation Consultants, in the amount of \$20,000, for a total contract amount not to exceed \$195,000, to provide services for the design of signal light installations and modifications throughout Edenvale.

Approved. Absent: Gonzales.

2 CONSENT CALENDAR (Continued)

2.7 Approval of the first amendment to the agreement with Nolte and Associates, for a total contract amount of \$513,750, for civil engineering services.

Recommendation: Approval of the first amendment to an agreement with Nolte and Associates, in the amount of \$83,750, for a total contract amount not to exceed \$513,750, for civil engineering design services for intersection improvements in Edenvale. 2.8 Approval of the second amendment to the agreement with Ruggeri-Jensen-Azar & Associates, for a total contract amount of \$75,000, for engineering services.

Approved. Absent: Gonzales.

2.8 Approval of the second amendment to the agreement with Ruggeri-Jensen-Azar & Associates, for a total contract amount of \$75,000, for engineering services.

Recommendation: Approval of the second amendment to the agreement with Ruggeri-Jensen-Azar & Associates, in the amount of \$15,000 for a total amount not to exceed \$75,000, for engineering services in connection with the Final Engineer's Report for Hellyer-Piercy Improvement District 99-218SJ south of Silver Creek Valley Road.

Approved. Absent: Gonzales.

2.9 Authority to negotiate and execute the first amendment to the agreement with Royston Hanamoto Alley & Abey for design services for the Guadalupe River Park, for a total contract amount not to exceed \$248,409.

Recommendation: Adoption of a resolution authorizing the Executive Director to negotiate and execute the first amendment to the agreement with Royston Hanamoto Alley & Abey, in the amount of \$198,409, for a total contract amount of \$248,409 and to amend the scope of services, for additional architectural landscape design services for the Guadalupe River Park.

Resolution No. 5141 adopted. Absent: Gonzales.

2 CONSENT CALENDAR (Continued)

2.10 Approval of an agreement with Moore Iacofano Goltsman Inc., in the amount of \$175,000, for planning services.

Recommendation: Approval of an agreement with Moore Iacofano Goltsman Inc., in the amount of \$175,000, for the period March 1, 2001 through June 30, 2002, for planning services in the Burbank/Del Monte neighborhood, replacing BMS Design Group, and authorization for the Executive Director to extend the term of the agreement by one additional year.

Approved. Absent: Gonzales.

2.11 Approval of agreements for construction testing and inspection services for the 4th and San Fernando Garage Project, in a cumulative amount not to exceed \$324,560.

Recommendation: Approval of agreements for construction testing and inspection services for the 4th and San Fernando Garage Project with:

- (a) Consolidated Engineering Laboratories, in an amount not to exceed \$168,090, for construction testing and inspection services, for a term through December 31, 2002 and authorization for the Executive Director to extend the term of the agreement by one additional year; and,
- (b) Earth Tech, in an amount not to exceed \$156,470, for geotechnical testing and inspection services, for a term through December 31, 2002 and authorization for the Executive Director to extend the term of the agreement by one additional year.

Approved. Absent: Gonzales.

2.12 Approval of the early termination of a sublease with San Jose Jazz Society for Agency space at 60 South Market Street and approval of a sublease with Working Partnerships USA.

Recommendation: Approval of the early termination of the existing sublease with San Jose Jazz Society for approximately 1,000 square feet of Agency space at 60 South Market St and a sublease with Working Partnerships USA incorporating the Jazz Society space. CEQA: Resolution No. 68839.

Item 2.12 dropped.

3 NEIGHBORHOOD IMPROVEMENT STRATEGIES

3.1 Approval to release an RFQ for preparation of a Strategic Development Plan for the Diridon/Arena area.

Recommendation: Approval of the release of a Request for Qualifications (RFQ) for preparation of a Strategic Development Plan for the Diridon Station/San Jose Arena area of the Greater Downtown, in conjunction with the Valley Transportation Authority.

Councilmember Chavez moved approval of this item with the understanding that, in addition to the Redevelopment Agency and the VTA, that the neighborhoods be included as partners. Approved. Absent: Diquisto, Gonzales.

3.2 Approval to release an RFQ for the development and reuse of properties in the River Street Historic District.

Recommendation: Approval of the release of a Request for Qualifications (RFQ) for the development and reuse of properties in the River Street Historic District. CEQA: Resolution No. 68839.

Approved. Absent: Diquisto, Gonzales.

4 HOUSING

None.

5 PUBLIC FACILITIES AND SPACES

5.1 Approval of budget adjustments and an agreement with Simon Martin-Vegue Winkelstein Moris to provide urban design consulting services for street and sidewalk improvements for various Redevelopment Project Areas, in the amount of \$818,000, for planning services.

Recommendation: Adoption of resolutions:

- (a) Approving the addition of \$818,000 to the Adopted FY 2000-2001 Capital Budget Urban Design new project line in the Merged Redevelopment Area. **Resolution No. 5142 adopted. Absent: Gonzales.**

5 PUBLIC FACILITIES AND SPACES (Continued)

- (b) Amending the FY 2000-2001 Agency Appropriations Resolution.
Resolution No. 5143 adopted. Absent: Gonzales.
- (c) Approval of an agreement with Simon Martin-Vegue Winkelstein Moris to provide urban design consulting services for street and sidewalk improvements in the Civic Plaza Area, Santa Clara Street, and for a Greater Downtown Streetscape Master Plan, in an amount not to exceed \$818,000, a term through May 15, 2002, and authorizing the Executive Director to extend the term one additional year.
Approved. Absent: Gonzales.

5.2 Approval of an agreement with Kaku Associates, in an amount not to exceed \$150,000, for Greater Downtown Parking Management Plan services and feasibility studies.

Recommendation: Adoption of resolutions:

- (a) Approving the addition of \$150,000 to the Adopted FY 2000-01 Capital Budget Transportation Planning line item in the Merged Area from the Capital Reserve.
Public testimony received. Resolution No. 5144 adopted. Absent: Gonzales.
- (b) Amending the FY 2000-01 Agency Appropriation resolution.
Public testimony received. Resolution No. 5145 adopted. Absent: Gonzales.
- (c) Approval of an agreement with Kaku Associates for Greater Downtown Parking Management Plan consulting services and feasibility studies for additional parking locations, for a total contract amount not to exceed \$150,000.
Councilmember Cortese made an amendment to the motion to proceed with the contract, but with direction to the Executive Director not to proceed with the feasibility study for the six sites until the Agency Board determines which sites they want to study.

Susan F. Shick, Executive Director, stated that she would have a study session scheduled within thirty days.

Public testimony received. Approved. Absent: Gonzales.

6 PRIVATE DEVELOPMENT

6.1 Approval of budget adjustments totaling \$1,035,000 and a Purchase and Sale Agreement, in the amount of \$635,000, for the property located at 551 West Julian Street.

Recommendation: Adoption of resolutions:

- (a) Approving the addition of \$1,035,000 to the Adopted FY 2000-2001 Capital Budget-West Julian Acquisition new project line in the Julian Stockton Redevelopment Area.
Resolution No. 5146 adopted. Absent: Gonzales.
- (b) Amending the FY 2000-2001 Agency appropriations resolution.
Resolution No. 5147 adopted. Absent: Gonzales.
- (c) Approval of a Purchase and Sale Agreement with Delia M. Castellino, Trustee of the Carmen and Delia Castellino 1986 Trust, in the amount of \$635,000 plus possible commercial and residential relocation benefits and closing costs not to exceed \$400,000, for the acquisition of 551 West Julian Street (APN: 259-27-008).
Approved. Absent: Gonzales.

6.2 Approval of the first amendment to the lease agreement with House of Blues San Jose Restaurant Corporation for the property located at 27 South First Street, extending the lease termination period by 60 days.

Recommendation: Approval of the first amendment to the lease agreement with House of Blues San Jose Restaurant Corporation (HOB), which extends for sixty days the period during which HOB or the Agency may terminate the lease if they are unable to agree upon a mutually acceptable solution to meeting the loading/unloading needs of HOB.

Public testimony received. Approved. Absent: Gonzales.

6.3 Approval of an amendment to the DDA with Adobe Systems, Inc., allowing for an increase in the size of the second Phase Two Office Tower at its Park Avenue/Almaden Boulevard site.

6 PRIVATE DEVELOPMENT (Continued)

Recommendation: Adoption of a resolution:

- (a) Approving the addition of \$2,250,000 to the Adopted 2001-2005 Capital Improvement Program/Economic Development – Adobe Systems project line in the Park Center Redevelopment Area; and,
- (b) Approving an amendment to Disposition and Development Agreement (DDA) with Adobe Systems, Inc. for the purpose of, among other things, increasing the size of the second Phase Two Office Tower to be constructed by Adobe at its headquarters' office complex located on Almaden Boulevard between San Fernando Street and Park Avenue in Downtown San Jose, and authorizing the Executive Director to negotiate and execute such documents as required under the amendment to the DDA; and,
- (c) Directing staff to return to the Agency Board with the schematic designs for approval.

Item 6.3.(a)-(c) dropped.

7 JOINT REDEVELOPMENT AGENCY/COUNCIL

None.

CLOSED SESSION REPORT

None.

ADJOURNMENT

The meeting was adjourned at 3:15 p.m.