

REDEVELOPMENT AGENCY BOARD

SYNOPSIS

April 3, 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

The meeting was called to order by Mayor Ron Gonzales at 2:51 p.m.

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

ORDERS OF THE DAY

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

Orders of the Day Approved.

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 the early termination of a sublease with San Jose Jazz Society for Agency space at 60 South Market Street and authority to negotiate and execute a sublease with Working Partnerships USA.

Recommendation: Adoption of a resolution approving 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 authorizing the Executive Director to negotiate and execute an amendment to the sublease with Working Partnerships USA incorporating the Jazz Society space. CEQA: Resolution No. 68839.
Deferred until April 10, 2001.

3 NEIGHBORHOOD IMPROVEMENT STRATEGIES

None.

4 HOUSING

None.

5 PUBLIC FACILITIES AND SPACES

5.1 Approval of an Agreement with Swinerton & Walberg Company, Inc., for construction of the Fox California Theatre, and establishing a construction contingency.

Recommendation: Approval of an agreement with Swinerton & Walberg Company, Inc., in the amount of \$11,000,000, for construction of the Fox California Theatre, and establishing a construction contingency in the amount of \$1,000,000. CEQA: Resolution No. 68839.

Approved.

5.2 Approval of an agreement with Rutherford and Chekene, in the amount of \$160,000, for geotechnical engineering services for the Fox California Theatre Project.

Recommendation: Approval of an agreement with Rutherford and Chekene, in the amount of \$160,000, for geotechnical engineering services for the Fox California Theatre Project. CEQA: Resolution No. 68839.

Approved.

6 PRIVATE DEVELOPMENT

6.1 Approval of the second amendment to the agreement with Field Paoli, in the amount of \$200,000, for a total contract amount not to exceed \$400,000, for urban design and architectural consulting services and necessary appropriations actions.

6 PRIVATE DEVELOPMENT (Continued)

Recommendation: Adoption of a resolution approving:

- (a) The addition of \$200,000 to the Adopted FY 2000-01 Capital Budget, Downtown Development Strategy line item in the Merged Area from the Capital Reserve; and,
- (b) The amendment of the FY 2000-01 Agency Appropriation resolution; and,
- (c) The second amendment to the agreement with Field Paoli Architects, Inc., in the amount of \$200,000, for a total contract amount not to exceed \$400,000, for urban design and architectural consulting services.

Deferred until April 10, 2001.

7 JOINT REDEVELOPMENT AGENCY/COUNCIL

None.

CLOSED SESSION REPORT

None.

ADJOURNMENT

The meeting was adjourned at 2:53 p.m.