

REDEVELOPMENT AGENCY BOARD

SYNOPSIS

May 15, 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
DISTRICT 10



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

Mayor Ron Gonzales called the meeting to order at 4:30 p.m.

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

ABSENT: CHAVEZ (EXCUSED)

ORDERS OF THE DAY

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

Orders of the Day Approved. Absent: Chavez.

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 to amend the Agency's By-Laws pertaining to Contracting Authority.

Recommendation: Adoption of a resolution amending the Redevelopment Agency By-Laws affecting Contracting Authority to increase the contract authority of the Executive Director and General Counsel, consistent with the authority of other City Council appointees.

Public testimony received. Resolution No. 5153 adopted. Absent: Chavez.

3 NEIGHBORHOOD IMPROVEMENT STRATEGIES

None.

4 HOUSING

None.

5 PUBLIC FACILITIES AND SPACES

5.1 Award of a demolition contract to HSR, Inc., the lowest responsive bidder, in the amount of \$404,802, for Agency-owned properties on South Fourth, South Fifth, South Sixth and East Santa Clara Streets at the Civic Center site.

Recommendation: Adoption of a resolution relieving the lowest bidder, Joseph A. Albanese Company, from their bid for mistake, and awarding a contract to the lowest responsive bidder, HSR, Inc., in the amount of \$404,802 and establishing a contingency in the amount of \$80,960 for a total budgeted amount of \$485,762, for the demolition of residential and commercial buildings and related site work at 22 South Fourth Street, 154, 180-184, 190, 210, 224, and 250 East Santa Clara Street, and 9-11 South Fifth Street; and 33 South Sixth Street; including removal of accessory structures to the original historic homes located at 26-28, 36-38, 44 and 47 South Fifth Street. CEQA: Resolution No. 68905.

Public testimony received. Resolution No. 5154 adopted. Absent: Chavez, Diquisto, Yeager.

5.2 Approval of an agreement with Cork Marcheschi, in the amount of \$444,700, for fabrication and installation of lighting at the Repertory Theatre.

Recommendation: Approval of an agreement with Cork Marcheschi, in the amount of \$444,700, for fabrication and installation of interior and exterior architectural lighting at the Repertory Theatre. CEQA: Resolution No. 64273.

Public testimony received. Approved. Absent: Chavez.

6 PRIVATE DEVELOPMENT

6.1 Approval of amendatory actions to the FY 2000-2001 Capital Budget to provide relocation assistance for tenants in the Twohy Building project.

Recommendation: Adoption of resolutions:

- (a) Approving the addition of \$1,127,770 to the Adopted FY 2000-01 Capital Budget Twohy Building (DDA) new budget line item in the San Antonio Plaza Redevelopment Area from the Capital Reserve.

Public testimony received. Resolution No. 5155 adopted.

Absent: Chavez.

- (b) Amending the FY 2000-01 Agency Appropriation resolution.

Public testimony received. Resolution No. 5156 adopted.

Absent: Chavez.

7 JOINT REDEVELOPMENT AGENCY/COUNCIL

None.

CLOSED SESSION REPORT

None.

ADJOURNMENT

The meeting was adjourned at 4:51 p.m.