

REDEVELOPMENT AGENCY BOARD

SYNOPSIS

May 8, 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 4:44 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
agendized 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 of Minutes:

Recommendation: Approval of Redevelopment Agency Minutes for:

(a) Regular meeting of April 10, 2001

Approved. Absent: Chavez.

2.2 Report of the Rules Committee – April 11, 2001

Vice Mayor Shirakawa, Jr., Chair

(1) Review April 24, 2001 Draft Agenda

(2) Add new items to the April 17, 2001 Amended Agenda

Approved. Absent: Chavez.

2 CONSENT CALENDAR (Continued)

2.3 Report of the Rules Committee – April 18, 2001

Vice Mayor Shirakawa, Jr., Chair

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

Approved. Absent: Chavez.

2.4 Report of the Rules Committee – April 25, 2001

Vice Mayor Shirakawa, Jr., Chair

- (1) Review May 8, 2001 Draft Agenda
- (2) Add new items to the May 1, 2001 Amended Agenda

Approved. Absent: Chavez.

2.5 Approval of a Master Agreement with Biggs Cardosa Associates for structural engineering services, in the amount of \$100,000.

Recommendation: Approval of a Master Agreement with Biggs Cardosa Associates, in the amount of \$100,000, for structural engineering services in various Redevelopment Project Areas, with a term through May 31, 2003.

Approved. Absent: Chavez.

2.6 Approval of Master Agreements with Harding ESE, Earth Tech, URS/Greiner/Woodward Clyde, and EnviroScience, Inc., in the amount of \$150,000 each, for environmental and geotechnical services in various Redevelopment Project Areas.

Recommendation: Approval of Master Agreements with:

- (a) Harding ESE, in the amount of \$150,000, for environmental and geotechnical services in various Redevelopment Project Areas, with a term through May 31, 2003; and,
- (b) Earth Tech, in the amount of \$150,000, for environmental and geotechnical services in various Redevelopment Project Areas, with a term through May 31, 2003; and,

2 CONSENT CALENDAR (Continued)

- (c) URS/Greiner/Woodward Clyde, in the amount of \$150,000, for environmental and geotechnical services in various Redevelopment Project Areas, with a term through May 31, 2003; and,
- (d) EnviroScience, Inc., in the amount of \$150,000, for environmental and geotechnical services in various Redevelopment Project Areas, with a term through May 31, 2003.

Approved. Absent: Chavez.

2.7 Approval of the first amendment to the agreement with Silicon Valley Security, for a total contract amount not to exceed \$107,500.

Recommendation: Approval of the first amendment to the agreement with Silicon Valley Security, in the amount of \$57,500 for a total contract amount not to exceed \$107,500, for security services.

Approved. Absent: Chavez.

2.8 Approval of a continuation agreement with Nelson and Sixta, Inc., in a total amount not to exceed \$210,000, for marketing services.

Recommendation: Adoption of resolutions:

- (a) Approving the addition of \$100,000 to the Adopted FY 2000-01 Capital Budget Downtown Strategy line item in the Merged Area from the Capital Reserve.

Resolution No. 5148 adopted. Absent: Chavez.

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

Resolution No. 5149 adopted. Absent: Chavez.

- (c) Approval of a continuation agreement and second amendment to the agreement with Nelson and Sixta, Inc., in the amount of \$100,000, for a total contract amount not to exceed \$210,000, for marketing services and extending the term of the agreement through April 30, 2002.

Approved. Absent: Chavez.

2 CONSENT CALENDAR (Continued)

2.9 Approval of the second amendment to the agreement with EDS, in the amount of \$340,000, for a total contract amount not to exceed \$680,000, for retail recruitment services.

Recommendation: Adoption of resolutions:

- (a) Approving the addition of \$340,000 to the Adopted FY 2000-01 Capital Budget Downtown Strategy line item in the Merged Area from the Capital Reserve.

Resolution No. 5150 adopted. Absent: Chavez.

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

Resolution No. 5151 adopted. Absent: Chavez.

- (c) Approval of the second amendment to the agreement with Economic Development Systems (EDS), in the amount of \$340,000, for a total contract amount not to exceed \$680,000, for retail recruitment services in the Neighborhood and Downtown Redevelopment Project areas, Neighborhood Redevelopment Project Areas and the emerging Strong Neighborhoods Initiative areas, and extending the term of the agreement through May 15, 2002.

Approved. Absent: Chavez.

2.10 Award of a demolition contract to Ferma Corporation, the low bidder, in the amount of \$48,750, and establishing a contingency of \$11,250, for a total budgeted amount of \$60,000.

Recommendation: Adoption of a resolution awarding a demolition contract to Ferma Corporation, the low bidder, in the amount of \$48,750, and establishing a contingency of \$11,250, for a total budgeted amount of \$60,000, for demolition of the Oak Room building located at 941-945 The Alameda.

Resolution No. 5152 adopted. Absent: Chavez

3 NEIGHBORHOOD IMPROVEMENT STRATEGIES

None.

4 HOUSING

None.

5 PUBLIC FACILITIES AND SPACES

5.1 Approval of a Parking Agreement between the Agency, San Jose State University and the University Police Department Project.

Recommendation: Approval of a Parking Agreement between the Agency, San Jose State University and the University Police Department, in the amount of \$62,880, of which the Agency's share is \$25,781, for construction worker parking permits for the Joint Library Project.

Approved. Absent: Chavez.

6 PRIVATE DEVELOPMENT

None.

7 JOINT REDEVELOPMENT AGENCY/COUNCIL

None.

CLOSED SESSION REPORT

None.

ADJOURNMENT

The meeting was adjourned at 4:45 p.m.