

REDEVELOPMENT AGENCY BOARD AGENDA

JANUARY 8, 2002

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 Council members and the Mayor, who serve as our Board members and the Chairperson.

This Redevelopment Agency's Board 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 Critical Service Areas (CSAs). The CSAs represent the policy-making level for strategic planning, policy setting, and investment decisions in the critical functions the Agency provides to the community. The four CSAs 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 are useful, stable, inviting, delightful and instill 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 7 require approval of both the Agency Board and the City Council.

If you wish to address the Board about an issue not on the Board agenda, you may speak during the “Open Forum” during the City Council's meeting. The Council and Board are unable to take immediate action on issues presented during “Open Forum.” If you wish to speak to the Board, below are some tips to help you:

- **Please fill out a BLUE Speaker's Card and submit it to the Agency's Clerk seated at the front table. Do this before the meeting or before the item is heard.** This will ensure that your name is called for the item(s) you wish to address, and ensure the meeting runs smoothly for all.
- 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, direct them to the Agency staff seated at the tables below the dais. Thank you for taking the time to attend today's meeting. 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.

To arrange an accommodation under the Americans with Disabilities Act to participate in this public meeting, please call 1 (408) 277-4424 or 1 (408) 998-5299 (TTY) at least two business days before the meeting.

On occasion, the Agency Board may consider agenda items out of order.

- **Call to Order and Roll Call**

9:30 a.m.- Closed Session, Room 600, City Hall

See Separate Agenda

1:30 p.m.- Regular Session, Council Chambers, City Hall

- **Orders of the Day**

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

1 CEREMONIAL ITEMS

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 October 9, 2001
- (b) Regular meeting of October 23, 2001
- (c) Regular meeting of November 13, 2001
- (d) Regular meeting of November 27, 2001

2 CONSENT CALENDAR

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

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

2.3 Report of the Rules Committee – December 5, 2001 Vice Mayor Shirakawa, Jr., Chair

- (a) Review December 18, 2001 Draft Agenda.
- (b) Add New Items to December 11, 2001 Amended Agenda.

2.4 Approval of a Facade Improvement Agreement with Kenneth Y. Kai and Tae Kai, joint owners of the buildings located on 3100 Alum Rock Avenue and 16-32B South White Road.

Recommendation: Approval of a Facade Improvement Agreement, in the amount of \$212,300, with Kenneth Y. Kai and Tae Kai, joint owners of the buildings located on 3100 Alum Rock Avenue and 16-32B South White Road, for improvements to the buildings at those locations. CEQA: Exempt (**ALUM ROCK**) [Deferred 12/18/01, Item 2.3]

2.5 Approval of an amendment to the agreement with EnviroScience, Inc., adding \$130,000, for environmental engineering services for the Fox California Theatre Project.

Recommendation: Approval of the second amendment to the agreement with EnviroScience, Inc., in the amount of \$130,000, for a total contract amount not to exceed \$200,000, for environmental engineering and hazardous materials abatement and monitoring services for the Fox California Theatre Project, Amending the terms of compensation and the Schedule of Performance to include Phase 3, Renovation and Expansion. CEQA: Resolution No. 68839 (**MARKET GATEWAY**)

2 CONSENT CALENDAR

2.6 Approval of request from the general contractor, Hensel Phelps Construction, to substitute the terrazzo subcontractor for the San Jose Joint Library Project.

Recommendation: Approval of the request from the general contractor, Hensel Phelps Construction, to substitute Associated Terrazzo, for Top End Constructors, as the terrazzo subcontractor for the San Jose Joint Library Project, at no additional cost to the Agency. **(MERGED)**

2.7 Approval of request from the general contractor, Hensel Phelps Construction, to replace the custom sun control devices subcontractor for the Fourth Street Parking Garage Project.

Recommendation: Approval of the request from the general contractor, Hensel Phelps Construction, to replace EMCO, Inc., as the custom sun control devices, the perforated metal panels and the interior and exterior aluminum panels subcontractor for the Fourth Street Parking Garage Project, at no additional cost to the Agency. **(MERGED)**

3 NEIGHBORHOOD IMPROVEMENT STRATEGIES

(Revitalize commercial and residential neighborhoods so they are livable, safe, diverse and economically sustainable.)

3.1 Approval of the issuance of an RFQ for the development and reuse of properties in the River Street Historic District as affordable live/work rental units.

Recommendation: Approval of the issuance of a Request for Qualifications (RFQ) for the development and reuse of properties in the River Street Historic District as affordable, artist live/work rental units.

4 HOUSING

(Enhance the Quality and Supply of the City's Housing Stock)

5 PUBLIC FACILITIES AND SPACES

(Creation of public facilities and spaces that are useful, stable, inviting, delightful and instill pride in the community to foster the opportunity for other investments)

5.1 Approval to issue a Request for Proposals for programming of public spaces in the downtown.

Recommendation: Approval for the issuance of a Request for Proposals for the programming of public spaces in the downtown. **(MERGED)**

6 PRIVATE DEVELOPMENT

(Capitalize on market opportunities and facilitate private development in the fastest possible time with the highest quality customer service)

7 JOINT REDEVELOPMENT AGENCY/COUNCIL

- **Closed Session Report**
- **Open Forum—To be heard jointly with City Council
Public Discussion**
- **Adjournment**