CITY OF SAN JOSE
CAPITAL OF SILICON VALLEY

REDEVELOPMENT AGENCY BOARD AMENDED AGENDA

JANUARY 22, 2002

LINDA J. LEZOTTE	DISTRICT 1		KEN YEAGER	DISTRICT 6
FORREST WILLIAMS	DISTRICT 2		GEORGE SHIRAKAWA, JR.	DISTRICT 7
CINDY CHAVEZ	DISTRICT 3	RON GONZALES CHAIR	DAVID CORTESE	DISTRICT 8
CHUCK REED	DISTRICT 4		JOHN DIQUISTO	DISTRICT 9
NORA CAMPOS	DISTRICT 5		PAT DANDO	DISTRICT10

CITY OF SAN JOSE
CAPITAL OF SILICON VALLEY

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

* Items marked with an asterisk denote changes or additions to the previously published Agenda for this meeting.
See Item 10 on the City Council Agenda for description of any City Council agendized 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 Board Meeting Minutes:

Recommendation: Approval of Redevelopment Agency Minutes for:
(a) Regular meeting of November 6, 2001

2 CONSENT CALENDAR

2.2 Report of the Rules Committee – December 12, 2001
Vice Mayor Shirakawa, Jr., Chair

(a) Cancellation of the December 25, 2001 Meeting.
(b) Add New Items to the December 18, 2001 Draft Agenda.

2.3 Report of the Rules Committee – December 19, 2001
Vice Mayor Shirakawa, Jr., Chair

(a) Review January 15, 2002 Draft Agenda.
(b) Review January 8, 2002 Draft Agenda.

2.4 Approval of the First Amendment and Continuation Agreement with Parsons Transportation, Inc., amending the schedule of performance.

Recommendation: Approval of the First Amendment and Continuation Agreement with Parsons Transportation, Inc., extending the term of the agreement through September 30, 2002, at no additional cost to the Agency. **(MERGED)**

2.5 Approval of the third amendment to the agreement with Richard Avelar & Associates, in the amount of $75,000, for a total amount not to exceed $200,000, for expert litigation assistance, and related budget actions.

Recommendation:

(a) Adoption of a resolution approving the addition of $75,000 to the Adopted FY 2001-2002 Capital Budget Block 3 – Repertory Theatre project line in the San Antonio Redevelopment Area and amending the FY 2001-2002 Agency appropriations resolution; and,

(b) Approval of the third amendment to the agreement with Richard Avelar & Associates, in the amount of $75,000, for a total amount not to exceed $200,000, for expert litigation assistance to the General Counsel's Office.

(SAN ANTONIO PLAZA) [Deferred 12/18/01, Item 2.4]

3 NEIGHBORHOOD IMPROVEMENT STRATEGIES

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

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 of the Amended and Restated Agreement with Swinerton Builders for the Fox California Theatre Phase 2 construction contract, increasing the contract amount by $30,000,140, for a total lump sum contract amount of $41,000,140.

Recommendation:

(a) Approval of an Amended and Restated Agreement with Swinerton Builders, adding the Phase 3A scope of work to the Fox California Theatre Phase 2 construction contract; increasing the contract amount by $30,000,140, for a total lump sum contract amount of $41,000,140; and establishing a new contract completion date; and,

* (b) Adoption of a resolution increasing the construction contingency from $1,000,000 to $4,100,000, reflecting 10% of hard costs for Phases 2 and 3A.

CEQA: Resolution No. 68839 **(MARKET GATEWAY)**

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**