

REDEVELOPMENT AGENCY BOARD AMENDED AGENDA

APRIL 9, 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 Core Services. The Core Services represent the policy-making level for strategic planning, policy setting, and investment decisions in the critical functions the Agency provides to the community. The Core Services 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**

Item 7.1 is to be considered in a joint Redevelopment Agency Board/City Council session.

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 Report of the Agency Finance Committee – February 27, 2002 Council Member Dando, Chair

- (a) Monthly Financial Statements – January 2002
- (b) Capital Cost Report – January - 2002
- (c) Cash Flow Projection
- (d) Bond Reserve Investment Fund

2 CONSENT CALENDAR

2.2 Report of the Rules Committee – March 13, 2002

Vice Mayor Shirakawa, Jr., Chair

- (a) Review March 26, 2002 Draft Agenda.
- (b) Add New Items to the March 19, 2002 Agenda: Meeting Cancelled

2.3 Report of the Rules Committee – March 20, 2002

Vice Mayor Shirakawa, Jr., Chair

- (a) Review April 2, 2002 Draft Agenda.
- (b) Add New Items to the March 26, 2002 Agenda: Meeting Cancelled

*2.4 Approval of the fourth amendment to the agreement with Edwin Bruce Associates, for a total amount not to exceed \$373,000, for architectural design and construction administration services for the FIP in the Alum Rock Avenue Project Area, and extension of the agreement through Dec 31, 2003.

Recommendation: Approval of the fourth amendment to the agreement with Edwin Bruce Associates, in the amount of \$80,000, for a total amount not to exceed \$373,000, for architectural design and construction administration services for the Facade Improvement Program (FIP) in the Alum Rock Avenue Project Area, and extending the term of the agreement eighteen months through December 31, 2003. **(ALUM ROCK)**

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 a Continuation Agreement and Second Amendment with Kaku Associates, for a total contract amount not to exceed \$275,000, for Greater Downtown Parking Management Plan services and feasibility studies.

Recommendation: Approval of a Continuation Agreement and Second Amendment with Kaku Associates, in the amount of \$75,000 for a total contract amount not to exceed \$275,000, for continued Greater Downtown Parking Management Plan services and feasibility studies, and extending the term of the agreement through June 30, 2003. **(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

***7.1 City Council and Agency Board actions related to the approval of Disposition and Development Agreements for historic houses at 394 and 450 North Fourth Street and making certain findings.**

Recommendation:

- (a) Adoption of a resolution by the City Council approving the disposition of property located at 394 North Fourth Street to Spartan Shops, accepting the 33433 Summary Report, and making certain findings; and,
- (b) Adoption of a resolution by the Agency Board approving the Disposition and Development Agreement (DDA) with Spartan Shops for the property located at 394 North Fourth Street, and authorizing the Executive Director to execute ancillary documents contemplated by the DDA and to close escrows and dispose of the property described in the DDA, subject to compliance with terms of the DDA.

CEQA: Resolution No. 68905 **(CIVIC PLAZA)** [Continued from Mar 26 & Apr 2, Item 7.1]

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