CITY OF SAN JOSE
CAPITAL OF SILICON VALLEY

REDEVELOPMENT AGENCY BOARD AMENDED AGENDA

OCTOBER 15, 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

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 agendized items relating to the Redevelopment Agency.

* Items marked with an asterisk denote changes or additions to the previously published Agenda for this meeting.

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 the third amendment to the master agreement with Earth Tech, Inc., for environmental services on an as-needed basis.

Recommendation: Approval of the third amendment to the master agreement with Earth Tech, Inc., in the amount of $150,000, for a total contract amount not to exceed $550,000, for environmental consulting services in various Redevelopment Project Areas on an as-needed basis. **[MERGED]**

3 NEIGHBORHOOD IMPROVEMENT STRATEGIES

4 HOUSING

4.1 Approval of a Purchase and Sale Agreement between the Redevelopment Agency, Rojelia Dominguez, and the Emergency Housing Consortium, for the acquisition of 101 East William Street.

Recommendation: Approval of a Purchase and Sale Agreement between the Redevelopment Agency of San Jose, Rojelia Dominguez, Trustee of the Rojelia Dominguez Living Trust, and the Emergency Housing Consortium, whereby the Agency purchases, for the amount of $600,000, the real property located at 101 East William Street (APN: 467-47-100) for the proposed relocation of the Emergency Housing Consortium Youth Facility. CEQA: Exempt **[CIVIC PLAZA]**

5 PUBLIC FACILITIES AND SPACES

5.1 Approval of an amendment to the Purchase and Sale Agreement with CET Development Corporation, for the release of $500,000 from the Environmental Clean-Up Account.

Recommendation: Approval of the first amendment to the Purchase and Sale Agreement with CET Development Corporation, allowing the release to CET of $500,000 in excess funds currently being held in the Environmental Clean-Up Account. **[MONTEREY CORRIDOR]**

6 PRIVATE DEVELOPMENT

6.1 Approval of acquisition of property at 93-99 South First Street and 17-31 West San Fernando Street and authorization to distribute an RFQ for the rehabilitation and reuse of the structures.

Recommendations:

(a) Approval of a purchase and sale agreement, in the amount of $1,230,000, for the acquisition of property located at 93-99 South First Street and 17-31

West San Fernando Street (APN: 259-40-064) from Ruth E. Jung, Beverly Jean Walburg, and Arlene Ruth Hughes, Co-Trustees of the William F. Jung Family Trust, Elizabeth A. Jung, Trustee of the Elizabeth A. Jung Survivor's Trust, and Lucille Harper Lean, Trustee of the Lucille Harper Lean Trust.

(b) Authorization for the Agency to distribute a Request for Qualifications for the rehabilitation and reuse of the structures.

CEQA: Resolution No. 71039. PP 02-09-273. **[PUEBLO UNO]**

6.2 Approval of amendments to the OPAs with the owners of the West San Carlos Shopping Center for the West San Carlos Shopping Center Rehabilitation Project.

Recommendation: Approval of amendments to the Owner Participation Agreements (OPAs) with four of the owners of the West San Carlos Shopping Center for the West San Carlos Shopping Center Rehabilitation Project, on the north side of West San Carlos between Dana and Shasta Avenues, increasing Agency participation in an amount of $185,000, for a total amount not to exceed $1,658,679. CEQA: Exempt **[WEST SAN CARLOS]**

7 JOINT REDEVELOPMENT AGENCY/COUNCIL

7.1 Approval of an ordinance deleting the time limit on establishment of indebtedness in Redevelopment Project Areas.

Recommendation: Approval by the City Council of an ordinance deleting the time limit on establishment of indebtedness in Almaden Gateway, The Alameda, Alum Rock Avenue, Century Center, East Santa Clara Street, Edenvale, Guadalupe-Auzerais, Japantown, Julian-Stockton, Market Gateway, Olinder, Park Center, Pueblo Uno, Rincon de los Esteros, San Antonio Plaza, Story Road and West San Carlos Redevelopment Project Areas.

***7.2 Acceptance of the disclosure of property interest by Chairman Ron Gonzales.**

Recommendation: Acceptance by the City Council and Agency Board of the disclosure of property interest by Chairman Ron Gonzales and direction that the disclosure be entered into the public minutes of the Agency Board meeting.

• Closed Session Report

- **Open Forum—To be heard jointly with City Council Public Discussion.**
- **Adjournment**