



# **REDEVELOPMENT AGENCY BOARD AGENDA**

**OCTOBER 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  
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 agenda items relating to the Redevelopment Agency.

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

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

## **1 CEREMONIAL ITEMS**

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## **2 CONSENT CALENDAR**

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**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 Rules Committee – September 11, 2002**

**Vice Mayor Shirakawa, Jr., Chair**

(a) Review September 24, 2002 Draft Agenda.

(b) Add new items to September 17, 2002 Agenda.

### **2.2 [Approval of an amendment to the agreement with McDonough, Holland & Allen, for legal services.](#)**

**Recommendation:** Approval of the first amendment to the agreement with McDonough, Holland & Allen, in the amount of \$100,000 for a total contract amount not to exceed \$200,000, for legal services, extending the term of the agreement by one year, through October 31, 2003. [MERGED]

### **3 NEIGHBORHOOD IMPROVEMENT STRATEGIES**

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### **4 HOUSING**

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### **5 PUBLIC FACILITIES AND SPACES**

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5.1 Approval to award a construction contract to the lowest responsive bidder for demolition and site grading of properties located on Almaden Avenue and Viola.

**Recommendation:** Adoption of a resolution:

- (a) Authorizing the Executive Director to award a contract for the Viola/Balbach/Almaden Demolition Project Phase 2, to the lowest responsive bidder, establish a project contingency and other related costs, for total project funding not to exceed \$1,000,000; and,
- (b) Approving the addition of the Viola/Balbach/Almaden Demolition Project Phase 2 project line to the Adopted FY 2002-2003 Capital Budget, in the amount of \$1,000,000, in the Merged Redevelopment Area, and amending the FY 2002-2003 Agency appropriations resolution.

CEQA: Resolution No. 68839 [MERGED]

5.2 **Approval of Rebudget actions for the Adopted FY 2002 – 2003 Capital Budget.**

**Recommendation:** Adoption of resolutions:

- (a) Approving the proposed rebudget adjustments to the Adopted FY 2002 - 2003 Capital Budget; and,
- (b) Amending the FY 2002-03 Agency Appropriation Resolution.  
[MERGED]

## 6 PRIVATE DEVELOPMENT

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### 6.1 **Approval to award a construction contract to the lowest responsive bidder for Viola/Balbach/Almaden Demolition Project, Phase 2, Add Alternate No. 1, for properties located on Almaden Avenue and Viola.**

**Recommendation:** Adoption of a resolution

- (a) Authorizing the Executive Director to award a contract for the Viola/Balbach/Almaden Demolition Project Phase 2 Add Alternate No. 1, to the lowest responsive bidder, establish a project contingency, and other related costs for a total project funding not to exceed \$500,000; and,
- (b) Approving the addition of Cirque du Soleil project line to the Adopted FY 2002-2003 Capital Budget, in the amount of \$500,000, in the Merged Redevelopment Area, and amending the FY 2002-2003 Agency appropriations resolution.

CEQA: Resolution No. 68839 [MERGED]

## 7 JOINT REDEVELOPMENT AGENCY/COUNCIL

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### 7.1 **Approval of Disposition and Development Agreements (DDAs) for historic houses at 457 459, and 465 North Fourth Street.**

**Recommendation:** Adoption of resolutions:

- (a) By the City Council accepting the 33433 Summary Reports, finding that the disposal of the listed properties will assist in the elimination of blight and that the consideration for the properties is not less than the fair reuse value for the proposed uses, with the covenants and conditions and development costs authorized by the DDAs, and,
  - (1) Approving the disposition of property located at 457 North Fourth Street to David and Naiomi Dudek, and,
  - (2) Approving the disposition of property located at 459 North Fourth Street to Jane Przybysz and Mark Warther; and,
  - (3) Approving the disposition of property located at 465 North Fourth Street to Christopher and Michelle McSorley.

- (b) By the Agency Board approving the DDAs at (1) through (3) and authorizing the Executive Director to execute ancillary documents contemplated by the DDAs and to close escrows and dispose of the properties described in the DDAs subject to compliance with terms of the DDAs.
- (1) David and Naiomi Dudek, for the property located at 457 North Fourth Street;
  - (2) Jane Przybysz and Mark Warther, for the property located at 459 North Fourth Street;
  - (3) Christopher and Michelle McSorley for the property located at 465 North Fourth Street.

CEQA: Resolution No. 68905 [CIVIC PLAZA]

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