

# **REDEVELOPMENT AGENCY BOARD AGENDA**

**NOVEMBER 12, 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

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.

\* 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 – October 9, 2002**

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

- (a) Review October 22, 2002 Draft Agenda.
- (b) Add new items to October 15, 2002 Agenda.

### **2.2 Report of the Rules Committee – October 16, 2002**

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

- (a) Review October 29, 2002 Draft Agenda.

(b) Add new items to October 22, 2002 Agenda.

**2.3 Report of the Rules Committee – October 23, 2002  
Vice Mayor Shirakawa, Jr., Chair**

(a) Review November 5, 2002 Draft Agenda.

(b) Add new items to October 29, 2002 Agenda.

**2.4 Approval of a Facade Improvement Program Agreement for facade improvements of a building located at 942-948 East Santa Clara Street.**

**Recommendation:** Approval of a Facade Improvement Program Agreement, in the amount of \$165,000, with Melinda Nguyen, owner of 942-948 East Santa Clara Street for facade improvements of that building. CEQA: Exempt [**EAST SANTA CLARA STREET**]

**2.5 Approval of an amendment to the Master Agreement with URS Corporation Americas for environmental and geotechnical services in various Redevelopment Project Areas.**

**Recommendation:** Approval of the first amendment to the Master Agreement with URS Corporation Americas, in the amount of \$100,000, for a total not to exceed \$250,000, for environmental and geotechnical services in various Redevelopment Project Areas, with a term through May 31, 2003, and requiring the payment of prevailing wages for certain work. [**MERGED**]

**2.6 Approval of an agreement with EDAW, Inc., for economic development strategy planning services.**

**Recommendation:** Approval of an agreement with EDAW, Inc., in an amount not to exceed \$230,000, for economic development strategy, and urban design and planning services for the West San Carlos Street and Bascom Avenue commercial corridors. [**WEST SAN CARLOS STREET; SNI: BURBANK/DEL MONTE**]

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**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 of a Lease Termination and Release Agreement with West Hotel Partners, LP (San Jose Hilton Hotel), for the parking lot located at the southeast corner of Almaden Boulevard and Balbach Street.**

**Recommendation:** Approval of a Lease Termination and Release Agreement between West Hotel Partners, LP, and the Redevelopment Agency for the property located at the southeast corner of Almaden Boulevard and Balbach Street.  
[GUADALUPE AUZERAIS]

**5.2 Approval of the second amendment to the agreement with Swinerton Builders, for construction of the Fox California Theatre, adding the Phase 3C scope of work, increasing the total contract amount to \$51,791,930.**

**Recommendation:** Approval of the second amendment to the Amended and Restated Agreement with Swinerton Builders, adding the Phase 3C scope of work to the Fox California Theatre construction contract, increasing the contract amount by \$6,435,436, for a total contract amount not to exceed \$51,791,930, with no change in the contract completion date, and increasing the construction contingency in the amount of \$1,080,000, for a total of \$5,180,000. CEQA: Resolution No. 68839 [MARKET GATEWAY]

**5.3 Award of a contract to Nextira One for supply and installation of the telephone system for the San Jose State University/City of San Jose Joint Library Project.**

**Recommendation:** Award of a contract to Nextira One, in the amount of \$249,549, of which San Jose State University will be obligated to reimburse up to 59%; for supply and installation of the telephone system for the Joint Library, establishing a contract contingency in the amount of \$12,478, and authorizing the Executive Director to execute contract amendments up to the amount of the contingency. (MERGED)

## **6 PRIVATE DEVELOPMENT**

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**6.1 Finding of need and necessity for eminent domain acquisition of property at the southeast corner of Story and King Roads.**

**Recommendation:** Adoption of a resolution determining that the public interest and necessity require the acquisition of real property owned by Jacqueline M. Flynn, and located at 1730 Story Road at the southeast corner of Story and King Roads (APN: 486-11-036), and authorizing the General Counsel to file suit in eminent domain to acquire such property interest, to apply for an order of

possession before judgment and to prosecute the action to final judgment, and authorizing the deposit of money in court for possession of the property from the funds lawfully available. CEQA: Mitigated ND [STORY ROAD]

**6.2 Finding of need and necessity for eminent domain acquisition of property at the southeast corner of Story and King Roads.**

**Recommendation:** Adoption of a resolution determining that the public interest and necessity require the acquisition of real property owned by Cau Vu and Mau T. Daon and located at 1848 Story Road at the southeast corner of Story and King Roads (APN: 486-11-001), and authorizing the General Counsel to file suit in eminent domain to acquire such property interest, to apply for an order of possession before judgment and to prosecute the action to final judgment, and authorizing the deposit of money in court for possession of the property from the funds lawfully available. CEQA: Mitigated ND [STORY ROAD]

**6.3 Finding of need and necessity for eminent domain acquisition of properties at the southeast corner of Story and King Roads.**

**Recommendation:** Adoption of a resolution determining that the public interest and necessity require the acquisition of real property owned by George T. Chang and Pi-Ying Chang and located at 1708 and 1720 Story Road at the southeast corner of Story and King Roads (APN: 486-11-035), and authorizing the General Counsel to file suit in eminent domain to acquire such property interest, to apply for an order of possession before judgment and to prosecute the action to final judgment, and authorizing the deposit of money in court for possession of the property from the funds lawfully available. CEQA: Mitigated ND [STORY ROAD]

## **7 JOINT REDEVELOPMENT AGENCY/COUNCIL**

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