

REDEVELOPMENT AGENCY BOARD AMENDED AGENDA

DECEMBER 10, 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.

* 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 agreement with Gould Architects, for construction administration services related to the Fox California Theatre renovation.](#)

Recommendation: Approval of the third amendment to the agreement with Gould Architects, in the amount of \$11,000 for a total contract amount not to exceed \$176,000, for construction administration services related to the Fox California Theatre renovation, and extending the term of the agreement one year through December 31, 2003. **(MARKET GATEWAY)**

2.2 Approval of Second Amendment and Continuation Agreement with Gilbane Building Company for the Fourth and San Fernando Garage Project.

Recommendation: Approval of the Second Amendment and Continuation Agreement with Gilbane Building Company, in the amount of \$146,000, for a total contract amount not to exceed \$1,653,623, and extending the term of the agreement to March 31, 2003, for the Fourth and San Fernando Garage Project. [MERGED]

2.3 Approval of the first amendment to the agreement with Earth Tech, Inc., for geotechnical testing and inspection services for the 4th and San Fernando Garage Project.

Recommendation: Approval of the first amendment to the agreement with Earth Tech, in the amount of \$197,316, for a total amount not to exceed \$362,786, for geotechnical testing and inspection services for the 4th and San Fernando Garage Project. [MERGED]

2.4 Approval of an amendment to the agreement with JDS Group, for strategic communications and public information planning services, and extending the term by one year through December 31, 2003.

Recommendation: Approval of the Third Amendment and Continuation Agreement with JDS Group for strategic communications and public information planning services, in the amount of \$160,000, for a total contract amount not to exceed \$260,000, and extending the term by one year through December 31, 2003. [MERGED]

2.5 Approval of an agreement with Borelli Investment Company for property management services at the southeast and southwest corners of the Story/King Revitalization Project.

Recommendation: Approval of an agreement with Borelli Investment Company, in the amount of \$195,290, for property management services at the southeast and southwest corners of the Story/King Revitalization Project. [STORY ROAD]

3 NEIGHBORHOOD IMPROVEMENT STRATEGIES

4 HOUSING

5 PUBLIC FACILITIES AND SPACES

6 PRIVATE DEVELOPMENT

7 JOINT REDEVELOPMENT AGENCY/COUNCIL

7.1 **Approval of a Disposition and Development Agreement with CIM California Urban Real Estate Fund, L.P., for the development of mixed-use infill projects in the Downtown core.**

Recommendation: Public Hearing and adoption of resolutions by the City Council and Agency Board:

- (a) Accepting the summary of costs and findings of the Summary 33433 Report and the Estimated Reuse Valuation pursuant to the California Health and Safety Code Section 33433 for the mixed-use development of three downtown sites commonly known as, Block 3, Fountain Alley parking lot, and 2nd and Santa Clara, finding that the sale of the three sites will assist in the elimination of blight, will provide housing for low and moderate income persons, is consistent with the Implementation Plans and that the consideration for the sites is not less than the fair reuse value at the use and with the covenants and conditions and development costs authorized by the sale; and,
- (b) Approving a Disposition and Development Agreement (DDA) with CIM California Urban Real Estate Fund, L.P., a Delaware Limited Partnership for the development of mixed-use infill projects in the Downtown core and authorizing the Executive Director to execute the same and close escrow subject to compliance with the terms of the DDA, and to negotiate and execute amendments to the DDA substantially in conformance with the intent of the DDA and as reasonably necessary to conform to lender requirements; and,
- (c) Authorizing the Executive Director to negotiate and execute related agreements identified in the DDA, including but not limited to: Covenants, Consideration Agreement, Affordability Restrictions, Reciprocal Easement Agreements, Parking Agreements, Option Agreements, Disbursing

Agreements, Memorandum of DDA, Public Art Agreements and Site Clean-Up Plans, and CC&Rs and, at the First Implementation Event, to convey the Site and to execute and deliver the Grant Deed in the form attached to the DDA and, at the Second Implementation Event, to accept conveyance by Grant Deed in the form attached to the DDA of the public parking parcels; and,

- * (d) Approving a Second Amendment to the existing Exclusive Negotiations Agreement with CIM that will extend the time period for negotiations by six months; and,
- * (e) Approving the addition of a new project line, Parking Plus, for \$9,300,000 to the Adopted FY 2002-2003 Capital Budget in the Merged Redevelopment Area; and
- * (f) Approving the additional funds of \$36.3 million to the Adopted FY 2002-2003 Capital Budget, Downtown Mixed-Use Project line in the Merged Redevelopment Area; and
- * (g) Approving the add of \$50,100,000 in revenue funds from bond proceeds to the FY 2002-2003 Adopted Budget; and
- * (h) Approving the additional funds of \$4,500,000 to the Adopted FY 2002-2003 Capital Budget, Mixed Use Project Area Acquisitions and Remediation line in the Merged Redevelopment Area; and
- * (i) Amending the FY 2002-2003 Agency appropriations resolution.
CEQA: Resolution No. 71039.1 [MERGED]

- **Closed Session Report**

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

- **Adjournment**