



# **REDEVELOPMENT AGENCY BOARD AMENDED AGENDA**

**FEBRUARY 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  
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**

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

Items 7.1 and 7.2 are 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**

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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 Approval of Board Meeting Minutes:**

**Recommendation:** Approval of Redevelopment Agency Minutes for:

- (a) Regular meeting of October 30, 2001
- (b) Regular meeting of December 4, 2002
- (c) Regular meeting of December 11, 2002

### **2.2 Report of the Rules Committee – January 9, 2002**

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

- (a) Review January 22, 2002 Draft Agenda.
- (b) Add New Items to the January 15, 2002 Agenda.

**2.3 Report of the Rules Committee – January 16, 2002**

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

- (a) Review January 29, 2002 Draft Agenda.
- (b) Add New Items to the January 22, 2002 Agenda.

**2.4 Report of the Rules Committee – January 23, 2002**

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

- (a) Review February 5, 2002 Draft Agenda.
- (b) Add New Items to the January 29, 2002 Agenda.

**2.5 Approval of an amendment to the agreement with Shaper Lighting for the removal, restoration and purchase of light fixtures for the Fox California Theatre and authorization for the Executive Director to enter into amendments not exceeding the established contingency amount.**

**Recommendation:**

- (a) Approval of the first amendment to the agreement with Shaper Lighting, in the amount of \$19,025, for a total contract amount not to exceed \$423,489, for the removal, restoration and purchase of light fixtures for the Fox California Theatre; and,
- (b) Adoption of a resolution authorizing the Executive Director to enter into amendments to the agreement, provided that the aggregate of all amendments does not exceed the \$60,670 contingency amount previously established by the Board.

**(MARKET GATEWAY)**

**2.6 Approval of amendments to consultant agreements for the 4th & San Fernando Garage Project.**

**Recommendation:**

- (a) Approval of the third amendment to the agreement with Ellerbe Becket, in the amount of \$264,525, for a total contract amount not to exceed \$2,964,525, and amending the scope of services; and,
- (b) Approval of the first amendment to the agreement with Earth Tech, Inc., in the amount of \$9,000, for a total contract amount not to exceed \$165,470, and amending the scope of services; and,

- (c) Approval of the first amendment to the agreement with Consolidated Engineering Laboratories, in the amount of \$6,000, for a total contract amount not to exceed \$174,090, and amending the scope of services.  
**(MERGED)**

### **3 NEIGHBORHOOD IMPROVEMENT STRATEGIES**

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*(Revitalize commercial and residential neighborhoods so they are livable, safe, diverse and economically sustainable.)*

### **4 HOUSING**

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*(Enhance the Quality and Supply of the City's Housing Stock)*

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

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*(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 contracts for furniture requirements for the San Jose State University/City of San Jose Joint Library Project, for which the Agency is obligated to pay 41% of the contracted costs.**

**Recommendations:** Adoption of resolutions:

- (a) Approving a contract with San Jose State University and Haworth, in the amount of \$1,303,643, for the fabrication and installation of the systems furniture supply contract for the Joint Library, establishing a contract contingency in the amount of \$65,182, and authorizing the Executive Director to execute contract amendments up to the amount of the contract contingency; and,
- (b) Approving a contract with San Jose State University and Pivot Interiors, in the amount of \$99,686, for the supply and installation of office furniture for the Joint Library, establishing a contract contingency in the amount of \$4,984, and authorizing the Executive Director to execute contract amendments up to the amount of the contract contingency; and,
- (c) Approving a contract with San Jose State University and Tensco Corporation, in the amount of \$1,808,475, for the fabrication and installation of the library stack system contract for the Joint Library, establishing a contingency in the amount of \$90,424, and authorizing the

Executive Director to execute contract amendments up to the amount of the contract contingency; and,

- (d) Approving a contract with San Jose State University and Agati, in the amount of \$2,111,304, for the fabrication and installation of the custom furniture supply for the Joint Library, establishing a contingency in the amount of \$105,565, and authorizing the Executive Director to execute contract amendments up to the amount of the contract contingency.

**(MERGED)**

## **6 PRIVATE DEVELOPMENT**

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*(Capitalize on market opportunities and facilitate private development in the fastest possible time with the highest quality customer service)*

### **6.1 Approval of budget actions related to the Facade Improvement Program, adding \$1,620,000 to the current year project budget.**

**Recommendation:** Adoption of a resolution approving the addition of \$1,620,000 to the Adopted FY 2001-02 Capital Budget Facade Improvement Program line item in the Merged Area from the Capital Reserve, and amending the FY 2001-02 Agency Appropriation resolution. **(MERGED)**

### **6.2 Approval of amendments to agreements with two firms for services related to the Downtown Facade Improvement Program adding a total of \$100,000 to each agreement.**

**Recommendation:** Agency Board approval of:

- (a) The sixth amendment to the agreement with Banducci Architecture Associates, in the amount of \$100,000, for a total contract amount not to exceed \$291,000, for architectural design and construction administration services for the Downtown Facade Improvement Program; and,
- (b) The seventh amendment to the agreement with Garcia -Teague Architecture + Interiors, in the amount of \$100,000, for a total contract amount not to exceed \$295,000, for architectural design and construction administration services for the Downtown Facade Improvement Program.

**(MERGED)**

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

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**7.1 Approval of a Cooperation Agreement between the City and the Redevelopment Agency, an amendment to the agreement between the City and NHSSV to provide funding assistance of \$2,000,000 for first time homebuyers, and related budget actions.**

**Recommendation:**

- (a) Adoption of a resolution by the Agency Board approving the addition of \$2,000,000 to the Adopted FY 2001-2002 Capital Budget: SNI – First Time Homebuyers, a new project line in the Neighborhood Investment Program, and amending the FY 2001-2002 Agency appropriations resolution; and,
- (b) Adoption of resolutions by the City Council and the Agency Board approving a Cooperation Agreement between the City of San Jose and the Redevelopment Agency, which provides for the transfer of \$2 million of Agency funds to the City of San Jose to be used as a contribution to Neighborhood Housing Services Silicon Valley (NHSSV) for equity capital for the first-time homebuyer program; and,
- (c) Adoption of a resolution by the City Council approving an amendment to the agreement with NHSSV, to provide for an increase of \$2 million for equity capital for the first-time homebuyer program.

**(MERGED)**

**\*7.2 City Council and Agency Board approval of a Termination Agreement with Santa Clara Unified School District, terminating the obligation to make payments to the District as of FY 2002-03 and allowing the District to receive pass-through payments.**

**Recommendation:** Approval by the City Council and Agency Board of a Termination Agreement with Santa Clara Unified School District, terminating the obligation to make payments to the District as of FY 2002-03 and allowing the District to receive pass-through payments pursuant to Health and Safety Code, Section 33607.5. **(RINCON DE LOS ESTEROS)**

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

- **Adjournment**