

REDEVELOPMENT AGENCY BOARD AMENDED AGENDA

APRIL 23, 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.
Item 7.1 is 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

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 Board Meeting Minutes:

Recommendation: Approval of Redevelopment Agency Minutes for:

- (a) Regular meeting of December 18, 2001.
- (b) Regular meeting of January 8, 2002.
- (c) Regular meeting of February 12, 2002.

2.2 Report of the Rules Committee – March 27, 2002

Vice Mayor Shirakawa, Jr., Chair

- (a) Review April 9, 2002 Draft Agenda.
- (b) Add New Items to the April 2, 2002 Agenda: Meeting Cancelled.

2.3 Report of the Rules Committee – April 3, 2002

Vice Mayor Shirakawa, Jr., Chair

- (a) Review April 16, 2002 Draft Agenda.
- (b) Add New Items to the April 9, 2002 Agenda.

2.4 Approval of Amended and Restated Owner Participation and Business Reentry Rules for the Century Center Redevelopment Project Area.

Recommendation: Adoption of a resolution approving the Amended and Restated Owner Participation and Business Reentry Rules for the Century Center Redevelopment Project Area. [CENTURY CENTER]

2.5 Approval of Owner Participation and Business Reentry Rules for the proposed SNI Redevelopment Project Area.

Recommendation: Adoption of a resolution approving the Owner Participation and Business Reentry Rules for the proposed Strong Neighborhoods Initiative Redevelopment Project Area. [MERGED]

3 NEIGHBORHOOD IMPROVEMENT STRATEGIES

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

3.1 Award of a contract to McCrary Construction Company, in a contract amount not to exceed \$4,279,700 and a construction contingency in the amount of \$428,000, for construction of the Pala Youth Center Project.

- * **Recommendation:** Adoption of a resolution awarding a contract to McCrary Construction Company, the low bidder, in the amount of \$4,279,700, for construction of the Pala Youth Center Project; and authorization of a construction contingency in the amount of \$428,000. CEQA: ND (ALUM ROCK)

3.2 Finding of need and necessity for eminent domain acquisition of real property owned by East Gate Properties, LLC, and located 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 East Gate

Properties, LLC, and located at the southeast corner of Story and King Roads, in San Jose, California (APN 467-11-027, 032, & 037), 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: Resolution No. 62615 (STORY ROAD)

3.3 Authorization for the Executive Director to initiate and proceed under the Polanco Redevelopment Act with respect to the property located at the southeast corner of Story and King Roads.

- * **Recommendation:** Adoption of a resolution authorizing the Executive Director to initiate and proceed under the Polanco Redevelopment Act with respect to the property located at 1702 Story Road, the southeast corner of Story and King Roads (APN: 486-11-034). CEQA: Resolution No. 62615 (STORY ROAD)

4 HOUSING

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

5 PUBLIC FACILITIES AND SPACES

(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 Systems Source Inc., in the amount of \$209,487 of which the Agency will be obligated to pay for 41%; for supply and installation of patron tables and seating, establishing a contract contingency in the amount of \$10,474, and authorizing the Executive Director to execute contract amendments up to the amount of the contingency.
- (b) Approving a contract with KBM Workspace, in the amount of \$421,821 of which the Agency will be obligated to pay for 41%; for supply and installation of patron lounge seating, establishing a contract contingency in the amount of \$21,100, and authorizing the Executive Director to execute contract amendments up to the amount of the contingency.

- (c) Approving a contract with Insource, in the amount of \$523,569 of which the Agency will be obligated to pay for 41%; for supply and installation of patron carrel seating, establishing a contract contingency in the amount of \$26,178, and authorizing the Executive Director to execute contract amendments up to the amount of the contingency.
- (d) Approving a contract with Insource, in the amount of \$265,198 of which the Agency will be obligated to pay for 41%; for supply and installation of multi-purpose room seating, establishing a contract contingency in the amount of \$13,260, and authorizing the Executive Director to execute contract amendments up to the amount of the contingency.

(MERGED)

6 PRIVATE DEVELOPMENT

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

7 JOINT REDEVELOPMENT AGENCY/COUNCIL

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