



REDEVELOPMENT AGENCY BOARD AMENDED AGENDA

JUNE 25, 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**

* 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 Report of the Agency Finance Committee – May 22, 2002

Council Member Dando, Chair

(a) Monthly Financial Statements – April 2002

(b) Capital Cost Report – April 2002

(c) Cash Flow Projection

(d) Bond Reserve Investment Review

2.2 Report of the Rules Committee – June 5, 2002

Vice Mayor Shirakawa, Jr., Chair

- (a) Review June 18, 2002 Draft Agenda.
- (b) Add New Items to the June 11, 2002 Agenda

2.3 Approval of an agreement with George Barrall to provide onsite inspection services for the Pala Youth Center Project.

Recommendation: Approval of an agreement with George Barrall, in the amount of \$156,870, to provide continuous onsite inspection services for the Pala Youth Center Project. **(ALUM ROCK)**

2.4 Approval of the first amendment to the agreement with Liquid Agency for website design.

Recommendation: Approval of the first amendment to the agreement with Liquid Agency, in the amount of \$74,000, for a total amount not to exceed \$159,000, for website design and management, amending the scope, and extending the term of the agreement through August 5, 2003. **(MERGED)**

2.5 Approval of the first amendment to the agreement with H. T. Harvey & Associates for environmental mitigation and monitoring services.

Recommendation: Approval of the first amendment to the Corrected and Restated Agreement with H. T. Harvey & Associates, in the amount of \$100,000, for a total contract amount of \$200,000, for environmental mitigation and monitoring services, revising the hourly rates and providing for annual increase, and extending the term of the agreement by five years, through June 30, 2007. **(MERGED)**

2.6 Approval of the fifth amendment to the agreement with Marvin Bamburg Associates for architectural design and construction administration services for the Facade Improvement Program.

Recommendation: Approval of the fifth amendment to the agreement with Marvin Bamburg Associates (dba MBA Architects), in the amount of \$100,000, for a total contract amount not to exceed \$199,500, for architectural design and construction administration services for the Facade Improvement Program, and extending the term of the agreement by six months, through December 31, 2003. **(MERGED)**

2.7 Approval of a contract for furniture requirements for the San Jose State University/City of San Jose Joint Library Project, for which the University is obligated to reimburse 59% of the contracted costs.

Recommendations: Approval of a contract with Contract Office Group for supply and installation of office seating for the Joint Library, in the amount of

\$149,407.04, of which San Jose State University will be obligated to reimburse the Agency up to 59%; establishing a contract contingency in the amount of \$7,470; and adoption of a resolution authorizing the Executive Director to execute contract amendments up to the amount of the contingency. **(MERGED)**

2.8 Approval of the second amendment to the URS Greiner/Woodward Clyde agreement, extending the contract term nine months.

Recommendations: Approval of the second amendment to the agreement between the Agency and the Trustees of the California State University, on behalf of The San Jose State University and URS Greiner/ Woodward Clyde, to provide geotechnical consulting and testing and inspection services for the City of San Jose/San Jose State University Joint Library Project, extending the contract term nine months, through April 30, 2003, at no additional cost. **(MERGED)**

***2.9 Approval of the first amendment to the agreement with Moore Iacofano Goltsman Inc., for planning services in the Burbank/Del Monte SNI area.**

Recommendation: Approval of the first amendment to the agreement with Moore Iacofano Goltsman Inc., in the amount of \$15,050, for a total amount not to exceed \$190,050, for planning services in the Burbank/Del Monte neighborhood, and amending the scope of services and schedule of performance. **(MERGED)**

***2.10 Approval to negotiate and execute an amendment to an Unreinforced Masonry OPA for seismic retrofit of the building at 347-349 South First Street.**

Recommendation: Adoption of a resolution authorizing the Executive Director to negotiate and execute the first amendment to an Unreinforced Masonry Owner Participation Agreement (OPA) with Jim & Suzanne Salata and Mary and Mark Cardosa, in an amount not to exceed \$400,000, to assist with the seismic retrofit of the building located at 347-349 South First Street. CEQA: Resolution No. 68839 **(MERGED)**

***2.11 Approval of the second amendment to the agreement with the San Jose Downtown Association for consulting services assisting the business associations in the 13th Street SNI Area.**

Recommendation: Approval of the second amendment to the agreement with the San Jose Downtown Association, in the amount of \$60,000 for a total contract amount not to exceed \$174,000, for additional services to assist the creation of a business association in the 13th Street Strong Neighborhoods Initiative (SNI) Area. **[MERGED]**

3 NEIGHBORHOOD IMPROVEMENT STRATEGIES

4 HOUSING

4.1 **Approval of an ENA with Classic Communities, Inc., for a planned residential development.**

- * **Recommendation:** Approval of an Exclusive Negotiations Agreement (ENA) with Classic Communities, Inc., with a six month term, for the planned residential development of Agency property located at the northwest corner of Bassett and North First Streets, (APN: 259-20-061). **(JULIAN STOCKTON)**

4.2 **Approval of an ENA with Regis Homes of Northern California for a planned residential development.**

- * **Recommendation:** Approval of an Exclusive Negotiations Agreement (ENA) with Regis Homes of Northern California, with a six month term, for the planned residential development of Agency property located at the northeast corner of North First and East Julian Streets, (APN: 249-44-101). **(MERGED)**

4.3 **Approval of an ENA with CIM Group for the proposed development of mixed-use infill development on four parcels along South Second Street from Santa Clara Street to Paseo San Antonio.**

Recommendation: Approval of an Exclusive Negotiations Agreement (ENA) with CIM California Urban Real Estate Fund, L.P. (CIM Group), a Delaware Limited Partnership, with a four month term and an option for one two-month extension, for the proposed development of mixed-use infill projects in the downtown core. **(MERGED)**

5 PUBLIC FACILITIES AND SPACES

5.1 **Approval of a lease with Pacific Car Wash, Inc., for the property located at 21 North Fifth Street.**

Recommendation: Approval of a lease with Pacific Car Wash, Inc., for the property located at 21 North Fifth Street, with a three-year term and an option for an additional three years and an initial lease payment to the Agency of \$4,100 monthly. **(CIVIC PLAZA)**
(Deferred 6/11/02, Item 5.2)

***5.2 Approval of an agreement for a public space program in the downtown.**

Recommendation: Approval of an agreement with the San Jose Downtown Association, in the amount of \$479,150, for a public space program in the downtown as part of the Agency's Downtown Retail Strategy. **(MERGED)**

6 PRIVATE DEVELOPMENT

6.1 Approval of an amendment to the DDA relating to the development of the Montgomery Hotel.

Recommendation: Redevelopment Agency Board approval of:

- (a) The second amendment to the Disposition and Development Agreement (DDA) with the Montgomery Hotel Group, LLC, for the development of the Montgomery Hotel, to provide for conveyance of the property prior to completion of project design, for Agency funding of a curb cut, and other technical changes; and,
- (b) The first amendment to the property-use and parking agreement with the Montgomery Hotel Group, LLC to provide access to the parking area from San Carlos Street for the duration of construction, and giving the Executive Director authority to amend the area and rent subject to the agreement once hotel operations commence.

CEQA: Resolution No. 67982 **(SAN ANTONIO PLAZA)**

7 JOINT REDEVELOPMENT AGENCY/COUNCIL

7.1 Approval of a DDA relating to the development of commercial properties in the Story Road Redevelopment Project Area in the vicinity of Story and King Roads.

Recommendation: Public Hearing and;

- (a) Adoption of a resolution by the City Council approving the sale of the project site (generally located on the commercial properties on the southwest and southeast corners of Story and King Roads) to BHV San Jose, LLC, accepting the 33433 Summary Report and Re-Use Appraisal, and finding that the sale of the property will assist in the elimination of blight, is consistent with the Implementation Plan for the Story Road

Redevelopment Project Area and that the consideration for the property is not less than the fair reuse value for the proposed use, with the covenants and conditions and development costs authorized by the Disposition and Development Agreement (DDA).

- (b) Adoption of a resolution by the City Council approving the proposed DDA between BHV San Jose, LLC, and the Redevelopment Agency for the redevelopment of the commercial property at the southeast and southwest corners of Story and King Roads, authorizing the Executive Director to negotiate and execute purchase and sale agreements for site acquisition required under the DDA, technical amendments required by the Developers lender, and the master lease and sublease agreement for the Mercado, and authorizing the Executive Director to convey property to the developer once the conditions of conveyance have been met.
- (c) [Adoption of a resolution by the Agency Board approving the Business Relocation Program for the proposed retail redevelopment of the southwest and southeast corners of Story and King Roads.](#)

CEQA: Mitigated Negative Declaration (**STORY ROAD**)
[TO BE HEARD IN THE EVENING AT 7:00 P.M.]

***7.2 [Approval of a loan program to assist building owners and tenants in the downtown.](#)**

Recommendation: Adoption of resolutions:

- (a) By the Agency Board approving the Retail Entertainment and Arts Loan Assistance Program to loans for building improvements to Downtown buildings to enhance the retail environment and improve the stability and diversity of downtown and Neighborhood Business Districts; and
- (b) By the City Council and Agency Board approving the Small Business Loan Program to provide reduced-rate financing, targeted to downtown and Neighborhood Business Districts, to stabilize and grow small retail businesses.

(MERGED) (Deferred 6/18/02, Item 7.1)

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

- **Adjournment**