



# **REDEVELOPMENT AGENCY BOARD AMENDED AGENDA**

**SEPTEMBER 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**

- \* 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**

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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 – August 14, 2002**

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

(a) Review August 27, 2002 Draft Agenda.

(b) Review August 20, 2002 Draft Agenda.

### **2.2 Report of the Rules Committee – August 21, 2002**

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

- (a) Review September 3, 2002 Draft Agenda.
- (b) Add new items to August 27, 2002 Agenda.

**2.3 Approval of an amendment to the agreement with RHAA for final schematic drawings.**

**Recommendation:** Approval of the second amendment to the agreement with Royston Hanamoto Alley and Abey (RHAA), in the amount of \$62,575, for a total contract amount not to exceed \$396,755, for final schematic drawings associated with the preferred design alternative for the Saint James Park Master Plan Update, and extending the term of the agreement through December 31, 2002. **(CENTURY CENTER)**

**2.4 Approval of Hold Vacant Agreement for real property located at 160 East St. John Street.**

**Recommendation:** Approval of a Hold Vacant Agreement, in the amount of \$192,429, between the Redevelopment Agency and Keith Alan Watt, the property owner, for real property located at 160 East Saint John Street (APN 467-20-018). CEQA: Resolution No. 68905 **(CIVIC CENTER)**

**2.5 Approval of a Continuation Agreement with McGinnis Chen Associates LLP, for forensic architectural and litigation support services in connection with The Tech Museum, amending the Scope of Services to include services related to the Children's Discovery Museum.**

**Recommendation:** Approval of the Continuation Agreement and Fourth Amendment to the agreement with McGinnis Chen Associates LLP (formerly Rosenberg McGinnis AIA, Inc.), in the amount of \$75,000, for a total amount not to exceed \$175,000, for forensic architectural and litigation support services in connection with The Tech Museum, amending the Scope of Services to include services related to the Children's Discovery Museum, and extending the term of the agreement through June 30, 2003. **(MERGED)**

**2.6 Approval of an amendment with Bellecci and Associates, Inc., for engineering and survey services, amending the Scope of Services, the Fee Schedule, incorporating prevailing wage requirements and extending the term of the agreement.**

**Recommendation:** Approval of the fourth amendment to the agreement with Bellecci and Associates, Inc., in the amount of \$100,000, for a total contract amount not to exceed \$500,000, for engineering and survey services on an as-needed basis, amending the Scope of Services, the Fee Schedule, incorporating prevailing wage requirements and extending the term of the agreement one year through September 10, 2003. **(MERGED)**

**\*2.7 Approval of an agreement providing Agency assistance to the Downtown College Preparatory school located at 355 W. San Fernando Street.**

**Recommendations:**

- (a) Approval of an agreement with the “Across the Bridge Foundation/ Downtown College Preparatory,” in an amount not to exceed \$250,000, for assistance in constructing public improvements, and making certain findings; and,
- (b) Adoption of a resolution approving the addition of a Downtown College Preparatory Project line to the Adopted FY 2002-2003 Capital Budget in the amount of \$250,000, in the Merged Redevelopment Project Area. **(MERGED)** [Deferred 9/3/02, Item 2.1]

**\*2.8 Approval of a Continuation Agreement with Meyers, Nave, Riback, Silver & Wilson, for eminent domain legal services.**

**Recommendation:** Approval of a Continuation Agreement and Second Amendment with Meyers, Nave, Riback, Silver & Wilson, in the amount of \$100,000 for a total contract amount not to exceed \$400,000, for eminent domain legal services, extending the term of the agreement by one year, through August 31, 2003. **(MERGED)**

**3 NEIGHBORHOOD IMPROVEMENT STRATEGIES**

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**4 HOUSING**

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**5 PUBLIC FACILITIES AND SPACES**

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**6 PRIVATE DEVELOPMENT**

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**\*6.1 Amendment of the Amended and Restated Agreement regarding Agency Loan Assistance to Zanotto’s, located at 40 South Second Street, revising the loan repayment terms.**

**Recommendation:** Adoption of a resolution approving an amendment to the Amended and Restated Agreement regarding Agency Loan Assistance with Zanotto Market, Inc., authorizing the Executive Director to suspend principal and interest payments under the Promissory Note for up to four six-month periods, provided Zanotto Market, Inc., uses the deferred payments exclusively for an advertising and marketing campaign for its downtown store.  
(CENTURY CENTER)

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

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### **7.1 Approval of the first amendment to the SBLP for building owners and tenants in the downtown and the Neighborhood Business Districts.**

**Recommendation:** Adoption of resolutions by the City Council and Agency Board approving the first amendment to the Small Business Loan Program (SBLP), which provides reduced-rate financing, targeted to downtown and Neighborhood Business Districts, making the total annual receipts program guidelines consistent with the federally established Small Business Association guidelines. (MERGED)

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