

REDEVELOPMENT AGENCY BOARD AMENDED AGENDA

JANUARY 28, 2003

LINDA J. LE ZOTTE
FORREST WILLIAMS
CINDY CHAVEZ
CHUCK REED
NORA CAMPOS

DISTRICT 1
DISTRICT 2
DISTRICT 3
DISTRICT 4
DISTRICT 5

RON GONZALES CHAIR

KEN YEAGER
TERRY GREGORY
DAVID CORTESE
JUDY CHIRCO
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**

See Item 10 on the City Council Agenda for description of any City Council agenda items relating to the Redevelopment Agency.

Items 7.1 and 7.2 are to be considered in a joint Redevelopment Agency Board/City Council session.

- * Items marked with an asterisk denote changes or additions to the previously published Agenda for this meeting.
Item 5.2 is to be moved and renumbered as 7.2 for consideration during the Joint City Council/Redevelopment Agency portion of the meeting.
- * Recommend deferral of Items 7.1 – Camera Cinemas and 7.2 – Property acquisition on Post Street.

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 August 27, 2002.
- (b) Regular meeting of October 8, 2002.
- (c) Regular meeting of October 15, 2002.

2.2 Approval of the first amendment to the agreement with Jones & Stokes for environmental consulting services.

Recommendation: Approval of the first amendment to the agreement with Jones & Stokes, in the amount of \$250,000, for a total contract amount not to exceed \$350,000, for environmental consulting services. [MERGED]

3 NEIGHBORHOOD IMPROVEMENT STRATEGIES

4 HOUSING

5 PUBLIC FACILITIES AND SPACES

5.1 Approval of an amendment to the agreement with Gilbane Building Company for construction management services for the San Jose State University/City of San José Joint Library Project.

Recommendation: Approval of the third amendment to the agreement with Gilbane Building Company, in the amount of \$69,000, for a total contract amount not to exceed \$3,669,900, for construction management services for the San Jose State University/City of San Jose Joint Library Project. [MERGED]

5.2 Approval of the acquisition of property at 152 – 154 Post Street, in the amount of \$550,000, for a potential parking garage.

Recommendation:

- (a) Approval of a Purchase and Sale Agreement with Florence Tainaka, in the amount of \$550,000 plus related closing costs, for the acquisition of property at 152 – 154 Post Street (APN: 259-40-013), for a parking garage.

- * (b) City Council and Agency Board approval of the Parking Fund as an alternate funding source for the acquisition of the Post Street properties located on the Greyhound parking garage site.
CEQA: Resolution No. 68839 (**ALMADEN GATEWAY**)
(Moved and renumbered as Item 7.2)

6 PRIVATE DEVELOPMENT

7 JOINT REDEVELOPMENT AGENCY/COUNCIL

7.1 City Council and Agency actions to approve a lease and related actions for expanded facilities at the Camera 3 Theater, a Purchase and Sale Agreement for the Camera One Theater, and related parking agreements.

Recommendations:

- (a) Adoption of a resolution by the City Council:
 - (1) Accepting the summary and findings of the Summary 33433 Report pursuant to California Health and Safety Code Section 33433 for the lease of approximately 11,860 square feet of retail space located at 288 South Second Street within the public garage on the north side of East San Carlos between South Second Street and South Third Street to Camera Cinemas Management Corporation, a California corporation, making certain findings and approving the Lease; and,
 - (2) Approving a Master Lease between the Redevelopment Agency and the City for the Premises for a twenty-year term and two five-year options; and,
 - (3) Approving a Parking Agreement between the Redevelopment Agency, the City and the Tenant setting forth the rights of the Tenant with respect to patron parking in the Public Garage.
- (b) Adoption of a resolution by the Redevelopment Agency Board:
 - (1) Approving the Lease between the Tenant and the Redevelopment Agency for the Premises for an initial term of twenty-years with two five-year options; and.

- (2) Approving a Master Lease between the Redevelopment Agency and the City for the Premises for a twenty-year term and two five-year options; and,
- (3) Approving a Parking Agreement between the Redevelopment Agency, the City and the Tenant setting forth the rights of the Tenant with respect to patron parking in the Public Garage; and,
- (4) Approving a Purchase and Sale Agreement between the Redevelopment Agency and James E. Zuur, Mary Ellen Bohnsack, Jack E. NyBlom, Raphaela NyBlom, and Dennis Skaggs, Trustor, for the sale to the Redevelopment Agency of the real property located at 366 South First Street for a Purchase Price of \$1,020,000; and,
- (5) Approving such other related documents as referenced in the Lease and authorizing the Executive Director to negotiate and execute such documents, where applicable, and authorizing the Executive Director to make minor amendments to the lease documents as necessary.

CEQA: Resolution No. 68839, PP03-01-011 [SAN ANTONIO PLAZA]
(RECOMMEND DEFERRAL)

7.2 Approval of the acquisition of property at 152 – 154 Post Street, in the amount of \$550,000, for a proposed parking garage.

Recommendation:

- (a) Approval of a Purchase and Sale Agreement with Florence Tainaka, in the amount of \$550,000 plus related closing costs, for the acquisition of property at 152 – 154 Post Street (APN: 259-40-013), for a parking garage.
- * (b) City Council and Agency Board approval of the Parking Fund as an alternate funding source for the acquisition of the Post Street properties located on the Greyhound proposed parking garage site.

CEQA: Resolution No. 68839 (ALMADEN GATEWAY)
(Renumbered and moved from Item 5.2)
(RECOMMEND DEFERRAL)

• **Closed Session Report**

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