



# **REDEVELOPMENT AGENCY AMENDED AGENDA**

**DECEMBER 2, 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 D. CORTESE  
JUDY CHIRCO  
PAT DANDO - VICE CHAIR

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 Redevelopment Agency 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 recommended to be added, dropped, or deferred are usually approved under Orders of the Day unless the Council directs otherwise.**

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

\* Item 7.2 – Flames Restaurant - is deferred to December 16, 2003.

Items 7.1 – 7.2 are to be considered in a joint Redevelopment Agency/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 and will be adopted by one motion. If a member of the Redevelopment Agency, 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 the Regular meeting of September 30, 2003.

**2.2 Approval of amendments to agreements with three firms for services related to the Facade Improvement Programs.**

**Recommendation:**

- (a) Approval of the first amendment to the agreement with Banducci Associates Architects, in the amount of \$30,000, for a total not too exceed \$215,000 for architectural design and construction administration services for the Facade Improvement Program; and,
- (a) Approval of the third amendment to the agreement with M. Sandoval Architects, in the amount of \$15,000, for a total amount not to exceed \$215,000, for architectural design and construction administration services for the Facade Improvement Program; and,
- (b) Approval of the second amendment to the agreement with Studio “S Squared”, in the amount of \$15,000, for a total amount not to exceed \$115,000, for architectural design and construction administration services for the Facade Improvement Program.

[MERGED]

**2.3 Approval of an amendment to the agreement with Economic Development Systems for retail recruitment services for the Downtown Redevelopment Project Areas, Neighborhood Business District Project Areas and the SNI Areas.**

**Recommendation:** Approval of the second amendment to the agreement with Economic Development Systems for retail recruitment services for the Downtown Redevelopment Project Areas, Neighborhood Business District Project Areas and the SNI areas, extending the term of the agreement by one year, through December 31, 2004, and revising the scope of services at no additional cost to the budget. [MERGED]

---

**3 NEIGHBORHOOD IMPROVEMENT STRATEGIES**

---

**4 HOUSING**

---

## **5 PUBLIC FACILITIES AND SPACES**

---

### **\*5.1 Authorization for the Executive Director to award contracts related to the structures at 40 North Fourth Street and 39 North Fifth Street.**

Recommendation:

- (a) Adoption of a resolution authorizing the Executive Director to award construction contracts to the lowest responsive bidders for:
  - (1) Hazardous material abatement for the Fox Building at 40 North Fourth Street, in an amount not to exceed \$250,000, and establishing a contract contingency not to exceed 10%.
  - (2) Demolition of the Fox Building, in an amount not to exceed \$250,000, and establishing a contract contingency not to exceed 10%.
  - (3) Hazardous material abatement and demolition of the building located at 39 North Fifth Street, in an amount not to exceed \$175,000, and establishing a contract contingency not to exceed 10%.
- (b) Adoption of a resolution authorizing the Executive Director to negotiate and execute an amendment to the existing Property Use Agreement with the Emergency Housing Consortium.  
CEQA: Resolution No. 71743, PP03-03-088 [CIVIC PLAZA]

## **6 PRIVATE DEVELOPMENT**

---

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

---

### **7.1 Approval of first amendments to the Disposition and Development Agreements for historic houses at 450, 457, 459 and 465 North Fourth Street and 151 North Eighth Street.**

Recommendation:

- (a) Adoption of a resolution by the City Council accepting the 33433 Summary Reports, finding that the disposal of the listed properties will assist in the elimination of blight and that the consideration for the properties is not less than the fair reuse value for the proposed uses, with the covenants and conditions and development costs authorized by the Disposition and Development Agreements, and,
- (b) Adoption of a resolution by the Redevelopment Agency approving the first amendments to the Disposition and Development Agreements with Melonee and Tranel Hawkins and Warren Herndon, David and Naiomi Dudek, Jane Przybysz and Mark Warther, Christopher and Michelle McSorley, and Dayana Salazar, and authorizing the Executive Director to execute ancillary documents contemplated by the Disposition and Development Agreements.

CEQA: Resolution No. 68905 (**CIVIC PLAZA**)

**7.2 Approval actions related to a lease with The Flames Coffee Shop for Agency-owned space located in the Fourth Street Garage.**

**Recommendations:**

- (a) Adoption of a resolution by the City Council accepting the summary of costs and findings of the Summary 33433 Report and the Estimated Reuse Valuation pursuant to the California Health and Safety Code Section 33433 for the lease of approximately 6,150 square feet at 88 South Fourth Street to The Flames Coffee Shop, Inc., making certain findings and approving the lease; and,
- (b) Approval by the Agency Board of a lease between The Flames Coffee Shop, Inc. (Tenant), and the Agency (Landlord) for space of approximately 6,150 square feet located at 88 South Fourth Street, for a fifteen-year term, with three five-year options; and,
- (c) Adoption of a resolution by the City Council authorizing the City Manager to execute a Certificate of Nondisturbance and Attornment and other documents necessary to effectuate the lease with The Flames Coffee Shop, Inc., under the terms of the Master Lease Between the City and the Agency for the Fourth Street Garage retail space.

CEQA: Resolution No. 68839, PP03-08-263 [**CIVIC PLAZA**]

\* (**DEFERRED TO 12/16/03**)

**• Closed Session Report**

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