



# **REDEVELOPMENT AGENCY BOARD AMENDED AGENDA**

**FEBRUARY 25, 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 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 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.  
See Item 10 on the City Council Agenda for description of any City Council agendized 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 Rules Committee – January 29, 2003** **Vice Mayor Dando, Chair**

- (1) Review February 11, 2003 Draft Agenda.
- (2) Add new items to the February 4, 2003 Agenda. (Meeting Canceled)

### **2.2 Report of the Rules Committee – February 5, 2003**

**Vice Mayor Dando, Chair**

- (1) Review February 18, 2003 Draft Agenda.
- (2) Add new items to the February 11, 2003 Agenda. (Meeting Canceled)

**2.3 Approval of an amendment to the agreement with EnviroScience, Inc., for environmental engineering services for the Fox California Theatre Project.**

**Recommendation:** Approval of the third amendment to the agreement with EnviroScience, Inc., in the amount of \$25,000, for a total contract amount not to exceed \$225,000, for environmental engineering and hazardous materials abatement and monitoring services for the Fox California Theatre Project. CEQA: Resolution No. 68839 [MARKET GATEWAY]

**2.4 Approval of the Continuation Agreement and Second Amendment to the agreement with Parsons Transportation Group for transportation consulting services.**

**Recommendation:** Approval of the Continuation Agreement and Second Amendment to the agreement with Parsons Transportation Group, in the amount of \$150,000, for a total contract amount not to exceed \$475,000, for transportation consulting services related to the environmental review for the downtown Mixed-Use project and the Access and Circulation Study, and extending the term through March 30, 2003. [MERGED]

---

**3 NEIGHBORHOOD IMPROVEMENT STRATEGIES**

---

**4 HOUSING**

---

**5 PUBLIC FACILITIES AND SPACES**

**\*5.1 Approval of actions related to creation of up to 311 “Parking Plus” parking spaces in the downtown as part of the mixed-use project.**

**Recommendations:** Adoption of resolutions:

- (a) Finding and approving that the addition of 311 parking spaces in the CIM mixed-use project is consistent with the Parking Management Plan for the downtown; and,

- (b) Authorizing the Executive Director to advise CIM of the Agency's agreement, pursuant to the Disposition and Development Agreement (DDA), for CIM to design and construct 135 Parking Plus spaces at the Second and Santa Clara Streets and Fountain Alley sites, and delaying the Agency's decision on Parking Plus spaces at the Block 3 site until no later than October 1, 2003, and,
- (c) Authorizing the Executive Director to negotiate and execute the HUD 108/BEDI loan and grant documents, and,
- (d) Approving the addition of Parking Plus project line to the Adopted FY 2002-2003 Capital Budget in the amount of \$4,050,000 in the Merged Redevelopment Area, and,
- (e) Amending the FY 2002-2003 Agency appropriation resolution,.  
CEQA: Resolution No. 71039.1 [MERGED]  
(Deferred 12/17/02, 1/14/03, Item 5.2)

**5.2 Approval of a contract with Nor-Cal for move services for the San Jose Joint Library: New King Library Relocation.**

**Recommendation:** Adoption of a resolution approving a contract with Nor-Cal, in the amount of \$974,685.16, of which San Jose State University will be obligated to reimburse the Agency 59% of all costs, for move services for the San Jose Joint Library: New King Library Relocation; establishing a contract contingency in the amount of \$48,734, and authorizing the Executive Director to execute contract amendments up to the amount of the contingency. [MERGED]

## **6 PRIVATE DEVELOPMENT**

---

**6.1 Approval of an amendment to an Owner Participation Agreement (OPA) with SJ Plaza, LLC, 101 Park, LLC, and 177 Park, LLC, for a proposed seventeen-story, 516,000 square foot, Class A office tower development.**

**Recommendation:** Approval of the first amendment to the Owner Participation Agreement with SJ Plaza, LLC, 101 Park, LLC, and 177 Park, LLC, controlled by Divco West Properties LLC, for a proposed seventeen-story, approximately 516,000 square foot, Class A office tower development, extending the Schedule of Performance for one year and, if within that year the development capacity secured by the OPA is required for another project in the Downtown, authorizing

the Executive Director to terminate the agreement. CEQA: Resolution No. 68839  
[PARK CENTER]

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

---

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