

# **REDEVELOPMENT AGENCY BOARD AGENDA**

**MARCH 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 CORTESE  
JUDY CHIRCO  
PAT DANDO - VICE CHAIR

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

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 agendized 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 Approval of Board Meeting Minutes:**

**Recommendation:** Approval of Redevelopment Agency Minutes for:

- (a) Regular meeting of October 29, 2002.
- (b) Regular meeting of November 5, 2002.
- (c) Regular meeting of November 12, 2002.
- (d) Regular meeting of November 19, 2002.
- (e) Regular meeting of November 26, 2002.

(f) Regular meeting of December 3, 2002.

**2.2 Approval of a Continuation Agreement with Moore Iacofano Goltsman Inc., for planning services in the K.O.N.A. of the Strong Neighborhoods Initiative area, extending the term of the agreement, at no additional cost.**

**Recommendation:** Approval of a Continuation Agreement and First Amendment with Moore Iacofano Goltsman Inc., for planning services in the King Ocala Neighborhood Area (K.O.N.A.), extending the term of the agreement by eight months, through June 30, 2003, at no additional cost. [MERGED]

### **3 NEIGHBORHOOD IMPROVEMENT STRATEGIES**

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## **4 HOUSING**

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## **5 PUBLIC FACILITIES AND SPACES**

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**5.1 Approval of the addition of funds to the Civic Plaza (Santa Clara Street) Development Site project line for acquisition of properties.**

**Recommendation:** It is recommended that the Agency Board adopt a resolution:

- (a) Approving a budget name change for the Civic Center – Development Site to Santa Clara Street – Development Site, as detailed on Attachment A.
- (b) Approving the addition of \$552,883 to the Adopted FY 2002-2003 Capital Budget, Santa Clara Street – Development Site project line, in the Civic Plaza Redevelopment Area, decreasing the Capital Reserve by that amount; and,
- (c) Amending the FY 2002-2003 Agency appropriations resolution.  
[CIVIC PLAZA]

## **6 PRIVATE DEVELOPMENT**

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**6.1 Public Hearing and approval of a sublease with MobileFrame of 2,000 square feet of Agency office space at 60 South Market Street.**

**Recommendation:** Public hearing as required pursuant to Health and Safety Code Section 33431 and approval by the Agency Board of a sublease between MobileFrame, a California LLC, and the Agency of 2,000 square feet of Agency office space at 60 South Market Street for the period April 1, 2003 through December 31, 2004, with a one year option to extend. [PUEBLO UNO]

**6.2 Public Hearing and approval actions related to a lease with Circle-A for property located at 108 Paseo de San Antonio.**

**Recommendation:** Public hearing as required pursuant to Health and Safety Code Section 33431 and approval by the Agency Board of a lease between Circle-A (Tenant) and the Agency (Landlord) for the property located at 108 Paseo de San Antonio Street, for an initial thirty-month term with two options to extend for an additional thirty-months.

CEQA: Resolution No. 68839, PP03-03-078. [SAN ANTONIO PLAZA]

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

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**7.1 Public Hearing and approval actions related to a lease with Artist & Craftsman Supply for property located at 44 South Fourth Street.**

**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 6,075 gross rentable square feet at 44 South Fourth Street to Artist & Craftsman Supply, Inc., making certain findings and approving the lease.

(b) Approval by the Agency Board of a lease between Artist & Craftsman Supply, Inc., and the Agency for the property located at 44 South Fourth Street, for a three-year term with one three-year and one four-year option, up to \$42,525 in Agency assistance for Tenant Improvements, up to \$28,331 in brokerage fees and for Agency construction of Landlord Shell Improvements estimated to be \$485,000.

(c) Discussion and approval of proposed leasing plans.  
CEQA: Resolution No. 68839, PP03-01-009 [MERGED]

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