

# **REDEVELOPMENT AGENCY BOARD AGENDA**

**MAY 13, 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 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 Acceptance of Agency Financial Reports**

- (a) Monthly Financial Statements – March 2003
- (b) Capital Cost Report - March 2003
- (c) Cash Flow Projection

### **2.2 Report of the Rules Committee – April 16, 2003**

**Vice Mayor Dando, Chair**

- (a) Review April 29, 2003 Draft Agenda.
- (b) Add new items to the April 22, 2003 Agenda.
- (c) Staff reports outstanding for April 22, 2003.

**2.3 Report of the Rules Committee – April 23, 2003**

**Vice Mayor Dando, Chair**

- (a) Review May 6, 2003 Draft Agenda.
- (b) Add new items to the April 29, 2003 Agenda.
- (c) Staff reports outstanding for April 29, 2003.

**2.4 Approval of an amendment to the agreement with Johns/Rife Group for move management services for the new Dr. Martin Luther King Jr., Library Project.**

**Recommendation:** Approval of the first amendment to the agreement between the Redevelopment Agency of the City of San Jose and the Trustees of the California State University, on behalf of San Jose State University, and Johns/Rife Group, in the amount of \$43,370, for a total amount not to exceed \$214,595, for move management services for the new Dr. Martin Luther King Jr., Library Project, revising the scope of services and extending the term by two months.  
[MERGED]

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**3 NEIGHBORHOOD IMPROVEMENT STRATEGIES**

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**4 HOUSING**

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**5 PUBLIC FACILITIES AND SPACES**

**5.1 Award of a contract for the construction of off-site improvements at the Horace Mann Elementary School.**

**Recommendation:** Award of a construction contract to Wattis Construction Co., the low bidder, in the amount of \$332,922, for the construction of off-site improvements at the Horace Mann Elementary School at Santa Clara Street, between Sixth and Seventh Streets, and establishment of a construction contingency in the amount of \$33,293, for a total project commitment of

\$366,215. CEQA: Negative Declaration, adopted by the San Jose Unified School District Resolution No. 2001-12-14-05. [CIVIC PLAZA]

## **6 PRIVATE DEVELOPMENT**

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

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### **7.1 Approval of a Cooperation Agreement between the City and the Agency relating to real property conveyances at the Second and Santa Clara Streets parking lot site.**

#### **Recommendations:**

- (a) Approval of a Cooperation Agreement between the City and the Agency authorizing the City Manager and Executive Director to negotiate, execute, accept and record all necessary documents required to convey the property interests and implement the actions described in the Agreement; and,
- (b) Adoption of resolutions by the City Council and Agency Board authorizing the City Manager and Executive Director to negotiate and execute reciprocal easement agreements with other property owners regarding access easements, and the use and maintenance of common areas and other shared interests in the property consistent with the terms outlined in the approved Disposition and Development Agreement with CIM Group for the development of mixed-use infill projects in the Downtown core.

CEQA: Resolution No. 71039.1, RCP02-012, 013, and 014 [CENTURY CENTER]

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