

# **REDEVELOPMENT AGENCY BOARD AMENDED AGENDA**

**AUGUST 19, 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  
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.**

\* **Item 7.1 to be deferred one week, to August 26, 2003.**

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

Items 7.1 – 7.2, and Item 2 on the attached Joint Redevelopment Agency/City Council/Financing Authority agenda, are to be considered in joint 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.

### **3 NEIGHBORHOOD IMPROVEMENT STRATEGIES**

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### **4 HOUSING**

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### **5 PUBLIC FACILITIES AND SPACES**

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### **6 PRIVATE DEVELOPMENT**

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**6.1 Award of a construction contract to NICA DMT, Inc., the low bidder, for demolition and related site work for eight structures on the southeast corner of Story and King Roads.**

**Recommendation:** Adoption of a resolution awarding a construction contract to NICA DMT, Inc., the low bidder, in the amount of \$321,459.25, for demolition and related site work for eight structures on the southeast corner of Story and King Roads, and establishing a construction contingency in the amount of \$63,540.75 for a total Agency commitment of \$385,000. CEQA: Mitigated Negative Declaration [**STORY ROAD**]

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

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**7.1 Approval of the Downtown Historic District Guidelines.**

**Recommendation:** Adoption of resolutions by the City Council and Agency Board approving the Downtown Historic District Guidelines. CEQA: Exempt, PP03-01-010 [**MERGED**]  
**(Defer to August 26, 2003)**

**\*7.2 Approval actions for the sale of Merged Area Redevelopment Project Taxable Revenue Bonds 2003 Series A and Revenue Bonds 2003 Series B (Subordinate Tax Allocation) in an aggregate principal amount not to exceed \$60,000,000.**

**Recommendation:** City Council and Agency Board actions including:

- (a) Adoption of a resolution by the Agency Board:
- (1) Authorizing the issuance of Merged Area Redevelopment Project Taxable Revenue Bonds 2003 Series A and Revenue Bonds 2003 Series B (Subordinate Tax Allocation) in an aggregate principal amount not to exceed \$60,000,000; making certain findings and determinations; and approving in substantially final form the First Supplemental Indenture of Trust with U.S. Bank, as Trustee; and,
  - (2) Approving in substantially final form, the Preliminary Official Statement, Bond Purchase Agreements and Remarketing Agent Agreements with J.P. Morgan Securities, Inc., and Banc of America Securities LLC and a Reimbursement Agreement with JP Morgan Chase Bank; and,
  - (3) Authorizing the Agency's officers, agents and employees to take such actions and execute such documents necessary and desirable to accomplish issuance of the Bonds; and,
  - (4) Authorizing Agency staff to replace Lehman Brothers as remarketing agent for 1996 Series A with Citigroup Global Markets; and,
  - (5) Authorizing Agency staff to replace the funded debt service reserve for Series 2002 with a surety bond if that is cost-effective.
- (b) Adoption of a resolution by the City Council approving the issuance of the Bonds in an aggregate principal amount not to exceed \$60,000,000.

[MERGED] (Deferred 8/12/03, Item 7.1)

\* **TO BE HEARD WITH SAN JOSE FINANCING AUTHORITY ITEM 2**

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

**CITY OF SAN JOSE  
JOINT REDEVELOPMENT AGENCY/CITY COUNCIL/  
FINANCING AUTHORITY  
AGENDA**

\*1:30 P.M.      TUESDAY, AUGUST 12, 2003      COUNCIL CHAMBERS

**1. Call to Order.**

2. Adoption of a resolution by the City of San Jose Financing Authority approving in substantially final form, the Bond Purchase Agreements with the Agency and JP Morgan Securities Inc., for the Series A Bonds and with the Agency and Bank of America Securities LLC for the Series B Bonds and authorizing the Authority's officers, agents and employees to take such actions and execute such documents necessary and desirable to accomplish issuance of the Bonds.

(Deferred 8/12/03, Item 2)

**TO BE HEARD WITH REDEVELOPMENT AGENCY ITEM 7.1.**

**3. Adjournment.**