



REDEVELOPMENT AGENCY AMENDED AGENDA

APRIL 6, 2004

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
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 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.

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 March 9, 2004

2.2 Report of the Rules Committee – March 17, 2004.

Vice Mayor Dando, Chair

- (a) Review March 30, 2004 Draft Agenda.
- (b) Add new items to the March 23, 2004 Agenda - Cancelled
- (c) Staff Reports Outstanding for the March 23, 2004 Agenda.

2.3 Acceptance of Agency Financial Reports

- (a) Monthly Financial Statements – February 2004
- (b) Capital Cost Report – February 2004
- (c) Cash Flow Projection - February 2004

3 NEIGHBORHOOD IMPROVEMENT STRATEGIES

4 HOUSING

5 PUBLIC FACILITIES AND SPACES

5.1 Approval of an agreement for facility programming and conceptual design services for a School/Community Hub in the Tully Senter SNI.

Recommendations: Approval of an agreement with Mark Cavagnero Associates, in an amount not to exceed \$190,000, for facility programming and conceptual design services for a School/Community Hub in the Tully-Senter SNI. [SNI: TULLY-SENTER]

6 PRIVATE DEVELOPMENT

***6.1 Approval to execute an ENA with Silicon Valley Sports and Entertainment, for the proposed development of a downtown theater.**

Recommendations:

- (a) Approval of an Exclusive Negotiations Agreement between the Agency and Silicon Valley Sports and Entertainment, for the initial feasibility studies for the proposed development of a downtown theater containing 4,000 -

5,000 seats and approximately 165,000 square feet for performing arts purposes.

- (b) Adoption of a resolution
 - (1) Approving a new project line in the Adopted FY 2003- 2004 Capital Budget, Downtown Theater Site, in the Julian-Stockton Redevelopment Project Area, in the amount of \$282,500; and,
 - (2) Amending the FY 2003 – 2004 Agency Appropriations resolution.
[JULIAN-STOCKTON]

7 JOINT REDEVELOPMENT AGENCY/COUNCIL

7.1 Approval actions related to a lease with BTN Restaurant, LLC (dba Lee's Sandwiches), for City-owned space located in the Fourth Street Garage and master leased to the Redevelopment Agency.

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 to BTN Restaurant, LLC (dba Lee's Sandwiches) of approximately 5,155 square feet of City-owned ground floor retail space at 88 South Fourth Street that is master leased to the Redevelopment Agency, and making certain findings.
- (b) Approval by the City Council and Redevelopment Agency Board of an amended and restated lease with BTN Restaurant, LLC, for the property located at 88 South Fourth Street, for approximately 5,155 square feet of ground floor retail space.
- (c) Adoption of a resolution by the City Council authorizing the City Manager to execute a Certificate of Nondisturbance and Attornment with BTN Restaurant, LLC, under the terms of the Master Lease Between the City and the Agency.
CEQA: Exempt, PP03-12-396 [CIVIC PLAZA]

7.2 Making certain determinations required by Redevelopment Law for the funding of Public Improvements in the form of streetscape work in the Spartan/Keyes SNI and award of a construction contract.

Recommendations:

- (a) Adoption of a resolution by the City Council making certain determinations required by Redevelopment Law, Health and Safety Code Section 33445, for the funding of Public Improvements in the form of streetscape work in the Spartan/Keyes Strong Neighborhoods Initiative (SNI) project area; and,
- (b) Adoption of a resolution by the Agency Board awarding a contract to True Green Land Care, the low bidder, in the amount of \$83,400, and establishing a contingency in the amount of \$8,340, for the Keyes Street Streetscape Improvement Project.

* CEQA: Exempt, PP04-03-085 [SNI: SPARTAN/KEYES]

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