

REDEVELOPMENT AGENCY AGENDA

JANUARY 27, 2004

LINDA J. LEZOTTE
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.

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:

(a) Regular meeting of November 18, 2003.

***2.2 Approval of a Continuation Agreement and First Amendment with Borelli Investment Corporation for property management services at the Story/King Revitalization Project.**

Recommendation: Approval of a Continuation Agreement and First Amendment to the Agreement with Borelli Investment Corporation, for property management services related to the Story and King Project, extending the term through March 1, 2004 and increasing the compensation by \$25,000 for a total amount not to exceed \$220,290, authorizing the Interim Executive Director to extend the contract for up to an additional six months and to negotiate a monthly compensation for such extension and provided that the total contract amount will not exceed \$295,290. [STORY ROAD]

3 NEIGHBORHOOD IMPROVEMENT STRATEGIES

4 HOUSING

5 PUBLIC FACILITIES AND SPACES

6 PRIVATE DEVELOPMENT

6.1 Approval of an amendment to the project management agreement with Jim Robbins (dba Business Cluster Development) to allow for operations services in connection with the Bioscience Incubator and Innovation Center.

Recommendation: Approval of the second amendment to the agreement with Jim Robbins (dba Business Cluster Development), in the amount of \$40,000, for a total amount not to exceed \$135,000, for operations services including selecting operations/management staff, developing administrative procedures, and budgeting for the Bioscience Incubator and Innovation Center, and extending the term of the agreement through August 31, 2004. [EDENVALE]

6.2 Approval of a Commercial Building Loan agreement for improvements to the facilities located at 520 South First Street.

Recommendation: Approval of a Commercial Building Loan agreement with 520 South First St, LLC (property owner), in an amount not to exceed \$1,290,000, for various improvements to the building located at 520 South First Street to house

the San Jose Museum of Quilts and Textiles. CEQA: PP03-12-390 [MERGED]
(Deferred 1/13/04, Item 6.1)

7 JOINT REDEVELOPMENT AGENCY/COUNCIL

7.1 Approval of changes to City of San Jose and Redevelopment Agency agreements to enforce Prevailing Wage Law requirements.

Recommendation:

- (a) Approval by the Agency Board of recommended changes to agreements regarding implementation of enforcement mechanisms for Prevailing Wage Law requirements in Agency contracts.

- (b) Approval by the City Council of recommended changes to agreements regarding implementation of enforcement mechanisms for Prevailing Wage Law requirements in housing development agreements and loans.
(Deferred 1/13/04, Item 2.5)

- **Closed Session Report**

- **Open Forum - To be heard jointly with City Council Public Discussion.**

- **Adjournment**