CITY OF
SAN JOSE
CAPITAL OF SILICON VALLEY

REDEVELOPMENT AGENCY AGENDA

APRIL 13, 2004

LINDA J. LE ZOTTE	DISTRICT 1		KEN YEAGER	DISTRICT 6
FORREST WILLIAMS	DISTRICT 2		TERRY GREGORY	DISTRICT 7
CINDY CHAVEZ	DISTRICT 3	RON GONZALES CHAIR	DAVID D. CORTESE	DISTRICT 8
CHUCK REED	DISTRICT 4		JUDY CHIRCO	DISTRICT 9
NORA CAMPOS	DISTRICT 5		PAT DANDO - VICE CHAIR	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 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.

Item 7.1 is 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 agendized items relating to the Redevelopment Agency.

* Recommend deferral to April 27, 2004 of Item 5.2 – ERCA Neighborhood Center Project.

1 CEREMONIAL ITEMS

2 CONSENT CALENDAR

2.1 Approval of amendments to agreements for appraisal and litigation support services related to the eminent domain acquisition of property.

Recommendations:

(a) Approval of the first amendment to the agreement with Burchard & Rinehart, in the amount of $30,000 for a total amount not to exceed $130,000, for appraisal and litigation support services in connection with the acquisition by eminent domain of properties located at the intersection of Story and King Roads, extending the term one year through June 30, 2005; and,

(b) Approval of the second amendment to the agreement with Patrick Idiart and Associates, in the amount of $15,000 for a total amount not to exceed $115,000, for appraisal and litigation support services in connection with the acquisition by eminent domain of properties located at the intersection of Story and King Roads, extending the term one year through June 30, 2005.

[STORY ROAD]

3 NEIGHBORHOOD IMPROVEMENT STRATEGIES

4 HOUSING

5 PUBLIC FACILITIES AND SPACES

5.1 Award of a construction contract for the Great Oaks Neighborhood Association Neighborhood Center Project to Design Space Modular Buildings.

Recommendation: Adoption of a resolution awarding a construction contract to Design Space Modular Buildings, Inc., the low bidder in the amount of $181,580 and establishment of a construction contingency in the amount of $13,142, for a total construction cost not to exceed $194,722, for the Great Oaks Neighborhood Association Neighborhood Center Project. CEQA: Exempt, PP03-09-278
[EDENVALE]

5.2 Award of a construction contract for the Edenvale Roundtable Community Association (ERCA) Neighborhood Center Project to the low bidder.

Recommendation: Adoption of resolutions:

(a) Approving a budget adjustment adding $103,000 to the Agency's Adopted FY 2003-04 Capital Budget; Strong Neighborhoods Initiative (SNI) Edenvale/Great Oaks area: ERCA Neighborhood Center line item, for an adjusted line item total of $358,000; and,

(b) Granting bid relief to the apparent low bidder without forfeiture of bid security on the grounds that bidder made a material error in the calculation of the bid.

(c) Awarding a construction contract to Swenson & Associates, the lowest responsive bidder, in the amount of $371,000 and establishing a construction contingency in the amount of $37,100, for a total total construction cost not to exceed $408,100, for the ERCA Neighborhood Center Project. CEQA: Exempt, PP03-09-277 **[EDENVALE]** **(Defer to 4/27/04)**

***5.3 Award of a construction contract for the 4th Street Garage South Retail Landlord Improvements Project to the low bidder.**

Recommendation: Award of a construction contract for the 4th Street Garage South Retail Landlord Improvements Project to Bay Area Contractors Corporation, the low bidder, in the amount of $589,000, and establishing a construction contingency in the amount of $58,900, for a total project commitment of $647,900. CEQA: 68839, PP03-09-279 **[CIVIC PLAZA]**

6 PRIVATE DEVELOPMENT

6.1 Rejection of all bids for the Washington Alleyway Reconstruction Project.

Recommendations: Approval of the rejection of all bids for the Washington Alleyway Reconstruction Project. **[MONTEREY CORRIDOR]**

7 JOINT REDEVELOPMENT AGENCY/COUNCIL

***7.1 Approval actions for the sale of Merged Area Redevelopment Project Tax Allocation Refunding Bonds Series 2004 in an aggregate principal amount not to exceed $500,000,000.**

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 Tax Allocation Refunding Bonds Series 2004 in a principal amount not to exceed $500,000,000 (the "Bonds"); and approving in substantially final form the Seventh Supplemental Indenture of Trust with Union Bank, as Trustee; and,

(2) Approving the negotiated sale of Bonds to the Underwriters selected by the Interim Executive Director;

(3) Approving in substantially final form the Preliminary Official Statement (POS) and Bond Purchase Agreement, and authorizing the Underwriters to distribute the POS; and,

(4) Authorizing the Interim Executive Director to execute the Bond Purchase Agreement provided that the Bonds generate a present value savings of at least three percent of the par amount of the Bonds; and,

(5) Authorizing all officers, agents and employees to take such actions and execute such documents necessary and desirable to accomplish issuance of the Bonds; and,

(6) Authorizing the Interim Executive Director to purchase municipal bond insurance and a purchase a surety bond for the Bonds.

(b) Adoption of a resolution by the City Council approving the issuance of Merged Area Redevelopment Project Tax Allocation Refunding Bonds Series 2004 in a principal amount not to exceed $500,000,000.

[MERGED]

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