



REDEVELOPMENT AGENCY AGENDA

MAY 4, 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.

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.

3 NEIGHBORHOOD IMPROVEMENT STRATEGIES

4 HOUSING

5 PUBLIC FACILITIES AND SPACES

5.1 Approval of certain budget actions and contract amendments related to the California Theatre Project.

Recommendation:

- (a) Adoption of a resolution amending the FY 2003-2004 Adopted Capital Budget and the Agency's Adopted FY 2004-2008 Capital Improvement Program in the California Theatre – Opera San Jose project line in the Market Gateway Redevelopment Area and amending the FY 2003-2004 Agency appropriations resolution; and,
- (b) Adoption of a resolution authorizing an increase in the construction contingency for the California Theatre Project in the amount of \$562,000, for a total construction contingency of \$5,742,000; and,
- (c) Approval of the second amendment to the agreement with Rudolph & Sletten Inc., for construction management services, in the amount of \$366,270, for a total contract value of \$3,366,270, and requiring extended construction contract administration services; and,
- (d) Approval of the fifth amendment to the agreement with ELS Architects in the amount of \$300,000, for a total contract value of \$7,400,000, amending the scope of services and extending the term of the agreement.

[MARKET GATEWAY]

6 PRIVATE DEVELOPMENT

7 JOINT REDEVELOPMENT AGENCY/COUNCIL

7.1 Approval of actions related to the Blackford Community Center Project.

Recommendations:

- (a) Approval by the City Council and Agency Board of a Cooperation Agreement providing for the City's contribution of \$823,000 and the Agency's contribution of \$1,029,000 towards the City's acquisition of 3707

Williams Road (APN: 299-32-074); for the Blackford Community Center Project.

- (b) Approval by the City Council of a Purchase and Sale Agreement with OCIP, LLC, in the amount of \$1,850,000 plus related closing costs, for the acquisition of 3707 Williams Road.
- (c) Adoption by the City Council of Appropriation Ordinance amendments in the Subdivision Park Trust Fund: decreasing the Reserve for Blackford High School Swimming Pool by \$83,000; and establishing the Blackford Community Center Project for \$83,000 to the Department of Parks, Recreation and Neighborhood Services.
- (d) Adoption of a resolution by the Redevelopment Agency amending the Agency's FY 2003-04 Appropriation Resolution.
- (e) Adoption of resolutions by the City Council and the Redevelopment Agency Board approving of certain findings related to the Agency's payment for property that will be publicly owned.

CEQA: Exempt, PP04-03-090. [BLACKFORD SNI] (Deferred 4/27/04, Item 7.2)

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