



REDEVELOPMENT AGENCY AMENDED AGENDA

JUNE 22, 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.

- **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 7.1 – 7.2 are to be considered in a joint Redevelopment Agency/City Council session.

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

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:

- (a) Regular meeting of April 6, 2004
- (b) Regular meeting of April 13, 2004
- (c) Regular meeting of April 27, 2004

- (d) Regular meeting of May 4, 2004
- (e) Regular meeting of May 11, 2004
- (f) Regular meeting of May 18, 2004
- (g) Regular meeting of May 25, 2004

2.2 Report of the Rules Committee – May 26, 2004.

Vice Mayor Dando, Chair

- (a) Review June 8, 2004 Draft Agenda.
- (b) Addition of new items to the June 1, 2004 Agenda: Meeting Cancelled
- (c) Staff Reports Outstanding for the June 1, 2004 Agenda: Meeting Cancelled

2.3 Report of the Rules Committee – June 2, 2004.

Vice Mayor Dando, Chair

- (a) Review June 15, 2004 Draft Agenda.
- (b) Addition of new items to the June 8, 2004 Agenda.
- (c) Staff Reports Outstanding for the June 8, 2004 Agenda.

3 NEIGHBORHOOD IMPROVEMENT STRATEGIES

4 HOUSING

5 PUBLIC FACILITIES AND SPACES

6 PRIVATE DEVELOPMENT

6.1 Approval of the First Amendment to the Declaration of Operation and Maintenance Covenants with Genesis Group for the structures located at 90-98 South Second Street.

Recommendation: Approval of the First Amendment to the Declaration of Operation and Maintenance Covenants with Genesis Group, a California General Partnership, whose partners are Green Valley Corporation and Santa Clara Valley Corporation, to allow uses permitted in the CG Commercial General Zoning District on the second floor of the Knights of Pythias building at 98 South Second

7 JOINT REDEVELOPMENT AGENCY/COUNCIL

7.1 Approval of certain budget actions and various amendments related to the temporary expansion of the San Jose McEnery Convention Center.

Recommendation:

- (a) Adoption of a resolution by the City Council:
 - (1) Making certain determinations required by Redevelopment Law related to Agency funding of a public improvement, specifically the Temporary Convention Center Expansion Project; and,
 - (2) Authorizing the City Manager to negotiate and execute an agreement with the Redevelopment Agency to transfer the structure upon project completion.
- (b) Adoption of resolutions by the Agency Board:
 - (1) Approving the addition of a Temporary Convention Center Expansion Project line to the Adopted FY 2003-2004 Capital Budget in the amount of \$6,600,000 in the Merged Redevelopment Area, and amending the FY 2003-2004 Agency appropriations resolution.
 - (2) Awarding a construction contract for construction of the Expansion Project to Garden City Construction, the low bidder, in the amount of \$4,660,478, and establishing a construction contingency in the amount of \$233,024 for a total construction cost not to exceed \$4,893,502, for the San Jose McEnery Convention Center Temporary Expansion Project.
 - (3) Authorizing the Executive Director to determine the lowest responsive and responsible bidder and award a contract for the construction of site preparation and improvements for the San Jose McEnery Convention Center Temporary Expansion Project, and to establish a contract contingency for up to 15%, as long as the construction contract and contingency do not exceed \$1,217,000; and,

- (4) Authorizing the Executive Director to negotiate and execute ancillary agreements with public utility companies, in an aggregate amount not to exceed \$180,000, for services required for the Project; and,
 - (5) Authorizing the Executive Director to negotiate and execute an agreement with the City for the transfer of ownership and operation of the temporary structure upon project completion.
- (c) Approval by the Agency Board of agreements with:
- (1) Ellerbe Becket, Inc., in an amount not to exceed \$70,000, for professional architectural design and engineering services.
 - (2) Bellecci and Associates, Inc., in an amount not to exceed \$45,000, for professional civil engineering services.
 - (3) Alliance Engineering Consultants, Inc., in an amount not to exceed \$71,000, for professional electrical design services.
 - (4) Zahn Group, Inc., in an amount not to exceed \$65,000, for professional construction management services.
 - (5) URS Corporation, in an amount not to exceed \$14,400, for professional geotechnical services.

CEQA: Mitigated Negative Declaration File Number CP04-028 [MONTEREY CORRIDOR] [Deferred 6/8/04, Item 7.1]

***7.2 Approval of an agreement between the Redevelopment Agency, the City of San Jose, and the San Jose State University Foundation to provide funds for the Northern California Small Business Development Center.**

Recommendation: Approval by the City Council and Redevelopment Agency Board of an agreement between the City of San Jose, the Redevelopment Agency, and the San Jose State University Foundation, to provide funds in the amount of \$200,000 for the Northern California Small Business Development Center.
[MERGED]

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

- **Adjournment**