

REDEVELOPMENT AGENCY AMENDED AGENDA

APRIL 12, 2005

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
(VACANT)
DAVID D. CORTESE
JUDY CHIRCO
NANCY PYLE

DISTRICT 6
DISTRICT 7
DISTRICT 8
DISTRICT 9
DISTRICT 10

Welcome to the San Jose Redevelopment Agency's Board meeting. Our Board is composed of the ten City Council Members and the Mayor, who serve as our Boardmembers and Chairperson.

Attached is the Redevelopment Agency's agenda for this meeting. The Agenda contains both a Consent Calendar section for routine business items requiring Redevelopment Agency approval, as well as general business items arranged corresponding to the Agency's Critical Service Areas. The Critical Service Areas represent the policy-making level for strategic planning, policy setting, and investment decisions in the critical functions the Agency provides to the community and to the City. The four Critical Service Areas are:

- ***Promote and Implement Neighborhood Improvement Strategies*** — Through collaboration, revitalize commercial and residential neighborhoods so they are livable, safe, diverse and economically sustainable.
- ***Enhance the Quality and Supply of the City's Housing Stock*** — Enhance the Quality and Supply of the City's Housing Stock
- ***Initiate and Facilitate Public Facilities and Spaces*** — To guide the creation of a fabric of public facilities and spaces that is useful, stable, inviting, delightful and instills pride in the community to foster the opportunity for other investments
- ***Initiate and Facilitate Private Development*** — Capitalize on market opportunities and facilitate private development in the fastest possible time with the highest quality customer service

You may provide input on agenda items by filling out a BLUE Speaker's Card and submitting it to the Agency's Clerk seated at the front table. If you wish to address the Redevelopment Agency about an issue that is not on the agenda, you may speak during the "Open Forum" during the City Council's meeting. The Council/Agency is unable to take action on issues presented during "Open Forum." If you wish to speak to the Agency, some tips to help you are noted below:

- **Submit a speaker's card before the meeting and before the item is heard.** This will ensure that your name is called for the item(s) you wish to address, and ensure the meeting runs smoothly for all participants.
- When the Board reaches your item on the agenda, the Chairperson will open the public hearing and call your name. Please address the Agency from the large podium located to the left of the Clerk's table.
- Each speaker generally has two minutes to speak per item. The amount of time allotted to speakers may vary at the Chairperson's discretion however, depending on the number of speakers and length of agenda.
- There are three lights to assist you with tracking your speaking time. They are located to the far right of the podium. The green light turns on when you begin speaking; the yellow light turns on when you have 30 seconds left; and, the red light comes on when your speaking time is up.

If you have any questions, please direct them to Agency staff seated at the tables just below the dais. Thank you for taking the time to attend today's meeting. We look forward to seeing you at future meetings. The Redevelopment Agency meets on Tuesdays, following the City Council's meeting at 1:30 p.m.

Meeting agendas are posted outside City Hall and the agendas and Agency Board Staff Reports may be viewed on the Internet at <http://www.sjredevelopment.org/agendas.htm>. 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 8.1 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 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 Report of the Rules Committee – March 23, 2004.

- (a) Review April 5, 2005 Draft Agenda.
- (b) Addition of new items to the March 29, 2005 Agenda.
- (c) Staff Reports Outstanding for the March 29, 2005 Agenda.

3 GENERAL

3.1 Acceptance of Agency Financial Reports

- (a) Monthly Financial Statements – February 2005
- (b) Capital Cost Report – February 2005
- (c) Cash Flow Projection - February 2005

4 NEIGHBORHOOD IMPROVEMENT STRATEGIES

4.1 Approval of the first amendment to the agreement with Bill Gould Design Art & Architecture for design and cost estimating services for the Starbird Teen Center.

Recommendation: Approval of the first amendment to the agreement with Bill Gould Design Art & Architecture, in the amount of \$288,690 for a total contract amount not to exceed \$363,690, for design and cost estimating services for the Starbird Teen Center, amending the scope of services to include design and construction support services; and amending the schedule of performance to extend the contract term from May 15, 2005, through December 31, 2006.
[BLACKFORD SNI]

5 HOUSING

6 PUBLIC FACILITIES AND SPACES

6.1 Approval of an amendment to the agreement with Hexagon Transportation Consultants.

Recommendation:

- (a) Approval of a Continuation Agreement and Second Amendment to the Agreement with Hexagon Transportation Consultants, Inc., in the amount of \$25,000 for a total contract amount of \$425,000, for services related to the North San Jose Environmental Impact Study and Area Development Policy, and extending the term of the agreement by two months, through August 31, 2005.

6 PUBLIC FACILITIES AND SPACES

- 6.1 (b) Adoption of a resolution reallocating \$10,000 from the Edenvale Redevelopment Area – Industrial Work Program: Implementation project line to the Rincon de Los Esteros Redevelopment Area – Industrial Work Program: Implementation project line in the Adopted FY 2004-05 Capital Budget, and amending the FY 2004-05 Agency appropriations resolution. [RINCON DE LOS ESTEROS]

- *6.2 **Approval of agreements with San Jose Water Company and PG&E for the installation of water and electrical services for the McEnery Convention Center Temporary Expansion Project.**

Recommendation: Approval of an agreement with San Jose Water Company in the amount of \$112,433 for water service, and approving agreements with PG&E in an amount totaling \$120,053.92 for new electrical service for the San Jose McEnery Convention Center Temporary Expansion Project. CEQA: Mitigated Negative Declaration, CP04-028. [MONTEREY CORRIDOR]

7 PRIVATE DEVELOPMENT

8 JOINT REDEVELOPMENT AGENCY/COUNCIL

- *8.1 **City Council and Redevelopment Agency Board approval of an agreement for a loan from the City's Parking Fund to the Redevelopment Agency.**

Recommendations:

- (a) Approval by the City Council of a loan agreement in the amount of \$6,800,000 from the City of San Jose's Parking Fund Reserve to the Redevelopment Agency.

8 JOINT REDEVELOPMENT AGENCY/COUNCIL

- *8.1** (b) Approval by the City Council of Appropriation Ordinance amendments in the General Purpose Parking Fund:
- (1) Establishing a Loan to the Redevelopment Agency in the amount of \$6,800,000; and,
 - (2) Decreasing the Reserve for Future Parking Facilities by \$6,800,000.
- (c) Approval by the Redevelopment Agency Board of a loan agreement in the amount of \$6,800,000 from the City of San Jose's Parking Fund Reserve.
[MERGED]

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