

# **REDEVELOPMENT AGENCY AGENDA**

**JUNE 14, 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.**

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 – May 25, 2005.**

- (a) Review June 7, 2005 Draft Agenda.
- (b) Addition of new items to the May 31, 2005 Agenda: Meeting Cancelled
- (c) Staff Reports Outstanding for the May 31, 2005 Agenda.

## 2 CONSENT CALENDAR

---

### 2.2 **Approval to issue a Request for Proposals to solicit interest for the disposition and redevelopment of 490 South First Street.**

**Recommendation:** Approval of the issuance of a Request for Proposals to solicit interest for the disposition redevelopment of Agency-owned property located at 490 South First Street into a mixed used project consisting of a mid-size community theater with housing. [MARKET GATEWAY]

### 2.3 **Approval to issue a Request for Proposals to solicit interest for the disposition and redevelopment of 500 South First Street.**

**Recommendation:** Approval of the issuance of a Request for Proposals to solicit interest for the disposition and redevelopment of the Agency-owned building at 500 South First Street. [MARKET GATEWAY]

### 2.4 **Approval of the seventh amendment to the agreement with Edwin Bruce Associates for architectural design and construction administration services for the Facade Improvement Program.**

**Recommendation:** Approval of the seventh amendment to the agreement with Edwin Bruce Associates, in the amount of \$30,000, for a total contract amount not to exceed \$403,000, for architectural design and construction administration services for the Facade Improvement Program, extending the term of the agreement by one year to June 30, 2006, and increasing the scope of services to include all of the Neighborhood Business Districts. (NBD)

## 3 GENERAL

---

### 3.1 **Acceptance of Agency Financial Reports**

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

## 4 NEIGHBORHOOD IMPROVEMENT STRATEGIES

---

## 5 HOUSING

---

## **6 PUBLIC FACILITIES AND SPACES**

---

### **6.1 Award of a contract for the Guadalupe River Park & Gardens Visitor Center Improvements Project.**

**Recommendation:** Adoption of a resolution awarding a contract to the low bidder, Calstate Construction, Inc., in the amount of \$153,250 and establishing a 10% project contingency in the amount of \$15,325 for a total construction cost not to exceed \$168,575, for the Guadalupe River Park & Gardens Visitor Center Improvements Project. CEQA: Exempt, PP04-06-193 [MERGED]

## **7 PRIVATE DEVELOPMENT**

---

## **8 JOINT REDEVELOPMENT AGENCY/COUNCIL**

---

### **8.1 Acceptance of the disclosure of property interest.**

**Recommendation:** Acceptance by the City Council and Agency Board of the disclosure of property interest by the District Six Council Assistant and direction that the disclosure be entered into the public minutes of the Agency Board meeting.

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