CITY OF SAN JOSE
CAPITAL OF SILICON VALLEY

REDEVELOPMENT AGENCY AMENDED AGENDA

JUNE 28, 2005

LINDA J. LE ZOTTE	DISTRICT 1		KEN YEAGER	DISTRICT 6
FORREST WILLIAMS	DISTRICT 2		VACANT	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		NANCY PYLE	DISTRICT10

CITY OF SAN JOSE
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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 6.3 is to be moved and renumbered as 8.3 for consideration during the Joint City Council/Redevelopment Agency portion of the meeting.

* Item 5.1 is recommended for deferral to August 9, 2005.
Items 8.1 – 8.3 are 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.

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 CONSENT CALENDAR

2.1 Approval of an agreement with the San Jose Downtown Association for promotional and marketing consulting services.

Recommendation: Adoption of a resolution:

(a) Approving an agreement with the San Jose Downtown Association, in an amount not to exceed $350,000, for public space programming and for promotional and marketing services for the period July 1, 2005 through June 30, 2006; and,

(b) Adding funding in the amount of $125,000 to the FY 2005-2006 Adopted Capital Budget San Jose Downtown Association project line in the Merged Redevelopment Area and amending the FY 2005-2006 Agency appropriations resolution.

[MERGED]

3 GENERAL

4 NEIGHBORHOOD IMPROVEMENT STRATEGIES

***4.1 Approval of an OPA for the rehabilitation of the Wright-Curtner Building at 439 South First Street.**

Recommendations: Approval of an Owner Participation Agreement (OPA) with Richard P. Berg and Made S. Berg, co-trustees of the Berg Living Trust, Adam W. Berg, and Ana D. Berg (Owners), in an amount not to exceed $550,000 for the rehabilitation of the Wright-Curtner Building at 439 South First Street. CEQA: Exempt, PP05-145 **[MARKET-GATEWAY SNI]**

5 HOUSING

***5.1 Approval of an Exclusive Negotiations Agreement with The Olson Company and Green Valley Corporation to negotiate for a 240-day period for a planned residential development of Agency-owned property.**

Recommendations: Approval of an Exclusive Negotiations Agreement with The Olson Company and Green Valley Corporation to negotiate for a 240-day period for a planned residential development on Agency-owned property located at 178 and 201 Bassett Street; 129, 149, 153, 160, 185, 188, 190 and 255 West Julian Street; 274, 276, 290, 331, 340 and 380 Terraine Street, and 181 Devine Street; 320, 328, 340, 345 and 353 North San Pedro; City property located under such roadways as may be vacated; and State of California property available for purchase located at 255 Bassett and 331 Terraine. CEQA: Resolution No. 72170, File No. GPT03-03-01a and GP03-03-01b **[JULIAN STOCKTON]**
[Deferred 6/21/05, Item 5.1]
(DEFER TO 8/9/05)

6 PUBLIC FACILITIES AND SPACES

6.1 Delegation of the authority to award a contract for the Replacement of the Children's Discovery Museum Fountain Project.

Recommendation: Adoption of a resolution authorizing the Executive Director to award a contract to the lowest responsive bidder for the Replacement of the Children's Discovery Museum Fountain Project, in an amount not to exceed $450,000 and establishing a project contingency not to exceed $50,000. CEQA: Exempt, PP05-069 **[GUADALUPE-AUZERAIS]**

***6.2 Award of a contract for the Downtown Transit Mall Lighting Project.**

Recommendation: Adoption of a resolution awarding a contract to the low bidder for the construction of the retrofit of pedestrian lighting within the Transit Mall and establishing a project contingency. CEQA: Exempt, PP04-06-193
[MERGED] [DROP]

6 PUBLIC FACILITIES AND SPACES

6.3 Award of a contract for the Market Almaden Neighborhood Lighting Project.

Recommendation: Adoption of a resolution authorizing the Executive Director to award a contract to the lowest responsive bidder, in an amount not to exceed $761,596, including a construction contingency, for the construction of the Market Almaden Neighborhood Lighting Project within the Market Almaden neighborhood. CEQA: Exempt, PP04-06-193 **[SNI]**

* **(Moved and renumbered to Item 8.3)**

***6.4 Authorization for the Executive Director to amend certain parking agreements for Grand Prix weekend events.**

Recommendation: Adoption of a resolution authorizing the Executive Director to negotiate and execute an amendment to the Parking Agreement by and between the Redevelopment Agency and Metropolitan Life Insurance Company to allow for MetLife to charge for public parking during Grand Prix race weekend and to establish a parking revenue participation formula for the 2005 and 2006 Grand Prix race weekends. CEQA: Resolution No. 68839, and Addendum thereto, PP05-061. **[MERGED]**

***6.5 Approval of an amended agreement with the San Jose Downtown Association for a seasonal ice-skating rink in the Circle of Palms.**

Recommendations: Adoption of resolutions:

(a) Authorizing the Executive Director to negotiate and execute an Amended and Restated Agreement with the San Jose Downtown Association for the production of Downtown Ice Rink in the Circle of Palms, increasing the compensation in an amount not to exceed $1,050,000 over four years; reducing the term of the agreement from 15 years to four years; and other technical modifications; and,

(b) Approving additional funding in the amount of $250,000 in the FY 2005-2006 Adopted Capital Budget - Downtown Ice Rink project line in the Merged Redevelopment Area, and amending the FY 2005-2006 Agency appropriations resolution.

CEQA: Exempt: PP04-259 **[SAN ANTONIO PLAZA]**

7 PRIVATE DEVELOPMENT

7.1 Approval of an amendment to the sublease and co-sponsorship operating agreement with SJSUF to operate and manage the San Jose BioCenter and related actions.

Recommendations:

(a) Approval of an amendment to the San Jose BioCenter sublease and co-sponsorship operating agreement with San Jose State University Foundation (SJSUF) to allow the Redevelopment Agency to install building signage and, if needed by existing and future tenants, make additional tenant improvements and install additional capital equipment; and,

(b) Adoption of a resolution authorizing the Executive Director to negotiate and execute a contract with a consulting team to evaluate whether additional tenant improvements and capital equipment are needed to enhance the viability of the incubator, in an amount not to exceed $25,000.

CEQA: Resolution No. 69699 and 70021, PP03-10-331 **(EDENVALE)**

7.2 Actions related to the facility lease and Co-Sponsorship Operating Agreement for the San Jose Entrepreneur Center located at 84 West Santa Clara Street.

Recommendation:

(a) Approval of a lease for the San Jose Entrepreneur Center (E-Center) with the Redevelopment Agency and San Jose State University Foundation (SJSUF) as lessees, and Ernest and Irene Pestana as lessors, for 16,350 square feet of office space at 84 West Santa Clara Street, for a one-year term, with two one-year extension options, with the Agency's contribution towards rent in an amount not to exceed $224,000; and,

(b) Approval of a Co-Sponsorship Operating Agreement between the Redevelopment Agency and SJSUF, which stipulate the financial obligations of the Agency and SJSUF in regard to lease payments and to designate the SJUSF as the fiscal agent for the E Center.

(c) Adoption of a resolution authorizing the Executive Director to negotiate and execute a Co-Sponsorship Operating Agreement or similar form of agreement between the Redevelopment Agency and the Small Business Administration that outlines SBA's relationship with the E-Center.

7 PRIVATE DEVELOPMENT

***7.2** (d) Approval for the addition of $120,376 to the FY 2005-2006 Adopted Capital Budget project line Merged Area, Small Business Administration Lease and amending the FY 2005-2006 Agency appropriations resolution.
CEQA: Exempt; PP05-109 **[PUEBLO UNO]**

8 JOINT REDEVELOPMENT AGENCY/COUNCIL

8.1 City Council and Redevelopment Agency Board actions related to the disposition of the City of San Jose Main Corporation Yard.

Recommendation:

(a) Adoption of resolutions by the City Council and Redevelopment Agency Board authorizing the City Manager and Executive Director to negotiate and execute a Cooperation Agreement providing for the Agency's disposition of the City's Main Corporation Yard located in Japantown.

(b) Approval by the Redevelopment Agency Board to issue the proposed Request for Qualifications for the Japantown site.
[MERGED]

***8.2 Award of a contract for the Downtown Transit Mall Lighting Project.**

Recommendations:

(a) Adoption of resolution by the City Council making certain determinations required by State law for Redevelopment Agency funding of City-owned improvements.

(b) Adoption of resolution by the Redevelopment Agency Board awarding a contract to Rosendin Electric, Inc., the lowest responsive bidder, for the construction of pedestrian lighting within the Transit Mall, in the amount of $254,400 and establishing a construction contingency in the amount of $38,160 or 15% of the contract amount, for a total funding authorization of $292,560.
CEQA: Resolution No. 64273, 68839 and addenda thereto, File No. PP92-170, PP98-224 and PP03-254 **[MERGED]**

8 JOINT REDEVELOPMENT AGENCY/COUNCIL

***8.3 Award of a contract for the Market Almaden Neighborhood Lighting Project.**

Recommendations:

(a) Adoption of a resolution by the City Council making certain determinations required by State law for Redevelopment Agency funding of City-owned improvements.

(b) Adoption of a resolution by the Redevelopment Agency Board authorizing the Executive Director to award a contract to the lowest responsive bidder, in an amount not to exceed $761,596, including a construction contingency, for the construction of the Market Almaden Neighborhood Lighting Project within the Market Almaden neighborhood.

CEQA: Exempt, PP04-06-193 **[SNI]**

* **(Moved and renumbered from Item 6.3)**

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