

REDEVELOPMENT AGENCY AMENDED AGENDA

DECEMBER 5, 2006

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
MADISON P. NGUYEN
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.

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."

The Agenda following this page contains 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 City Clerk or Agency's Clerk during the meeting. 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 items 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 speaker's podium.
- 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.

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 (408) 535-1260 or (408) 294-9337 (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**
8:30 a.m. - Closed Session, City Hall Tower, 18th Floor, City Hall
See Separate Agenda
10:00 a.m. - Regular Session, Council Chambers, City Hall
- **Orders of the Day**
- * Items marked with an asterisk denote changes or additions to the previously published Agenda for this meeting.
Items recommended to be added, dropped, or deferred are usually approved under Orders of the Day unless the Council directs otherwise.
See Item 9 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 Board, 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 – November 8, 2006.

Vice Chair Chavez, Chair

- (a) Review November 21, 2006 Draft Agenda.
- (b) Addition of new items to the November 14, 2006 Agenda.
- (c) Staff Reports outstanding for November 14, 2006: as of November 8, 2006.

2. CONSENT CALENDAR

2.2 Report of the Rules Committee – November 15, 2006.

Vice Chair Chavez, Chair

- (a) Review November 28, 2006 Draft Agenda; Meeting cancelled.
- (b) Addition of new items to the November 21, 2006 Agenda.
- (c) Staff Reports outstanding for November 21, 2006: as of November 15, 2006.

2.3 Approval of a construction contingency increase for the Downtown Transit Mall Lighting Project.

Recommendation: Adoption of a resolution increasing the construction contingency for the Transit Mall Pedestrian Lighting Improvements Project, in an amount not to exceed \$20,000, for a total construction contingency of \$83,160, for the Transit Mall Lighting Project construction contract with Rosendin Electric, Inc. CEQA: Exempt, PP01-023. [MERGED]

2.4 Approval of an amendment to the agreement with Keyser Marston Associates, Inc., for real estate and financial consulting services.

Recommendation: Approval of the first amendment to the agreement with Keyser Marston Associates, Inc., in the amount of \$180,000, for a total amount not to exceed \$416,000, for real estate and financial consulting services, and extending the term by one year, through December 31, 2007. [MERGED]

2.5 Approval of amended and restated agreements with four firms for services related to the Facade Improvement Programs.

Recommendation:

- (a) Approval of an amended and restated agreement with Banducci Associates Architects, in the amount of \$250,000, for a total not to exceed \$525,000 for architectural design and construction administration services for the Facade Improvement Program, extending the term of the agreement by two years, through December 31, 2008; and,
- (b) Approval of an amended and restated agreement with M. Sandoval Architects, in the amount of \$250,000, for a total not to exceed \$665,000 for architectural design and construction administration services for the Facade Improvement Program, extending the term of the agreement by two years, through December 31, 2008; and,

(Item continued on the next page)

2. CONSENT CALENDAR

(Cont'd)

- 2.5 (c) Approval of an amended and restated agreement with Studio “S Squared”, in the amount of \$250,000, for a total not to exceed \$770,000 for architectural design and construction administration services for the Facade Improvement Program, extending the term of the agreement by two years, through December 31, 2008; and,
- (d) Approval of an amended and restated agreement with Edwin Bruce Associates, for architectural design and construction administration services for the Facade Improvement Program, extending the term of the agreement by two years, through December 31, 2008, at no additional cost.

[MERGED]

2.6 Approval of an agreement with San Jose Water Company for a new fire hydrant for the San Jose McEnery Convention Center South Hall building.

- * **Recommendation:** Approval of an agreement with San Jose Water Company, in the amount of \$127,420, for water piping materials and installation of a new fire hydrant, for the San Jose McEnery Convention Center Expansion South Hall. CEQA: Exempt, File No. PP06-185. [MONTEREY CORRIDOR]

2.7 Approval of an agreement with CityYear San Jose/Silicon Valley to support neighborhood improvement projects.

Recommendation: Approval of an agreement with CityYear San Jose/Silicon Valley, in the amount of \$180,000, for CityYear teams to support neighborhood improvement projects in the Strong Neighborhoods Initiative Redevelopment Project Area. CEQA: Exempt, PP05-144. [SNI]

2.8 Approval of the first amendment to the Exclusive Negotiations Agreement with Imwalle Properties, LLC.

Recommendation: Approval of the first amendment to the Amended and Restated Exclusive Negotiations Agreement (ENA) with Imwalle Properties, LLC, extending the term of the ENA through March 30, 2007, with an option to extend the agreement for an additional three-month period, to allow additional environmental analysis of the Agency-owned property proposed for sale and development under a potential Disposition and Development Agreement and which is located at the southwest corner of Story and King Roads. (APNs: 486-10-090, 486-10-093). CEQA: Mitigated Negative Declaration. File No. CP03-030. [STORY ROAD]

3. GENERAL

3.1 Acceptance of the Downtown San Jose Retail Strategy.

Recommendation: Acceptance of the proposed Downtown San Jose Retail Strategy. CEQA: Exempt. File No. PP06-190. [MERGED]

4. NEIGHBORHOOD IMPROVEMENT STRATEGIES

5. HOUSING

6. PUBLIC FACILITIES AND SPACES

7. PRIVATE DEVELOPMENT

7.1 Approval of the third amendment to the DDA with Boston Properties Limited Partnership for development of a mixed-use project.

Recommendation: Approval of the third amendment to the Disposition and Development Agreement (DDA) with Boston Properties Limited Partnership, extending the schedule of performance by one year, through April 1, 2008, for the construction of the Plaza at Almaden project, a three-building office complex at Almaden Boulevard and Woz Way, and authorizing the Executive Director to further extend the schedule of performance by one additional year. CEQA: Resolution No. 64273, File No. PP92-170 & PP98-224. [MERGED]

8. JOINT REDEVELOPMENT AGENCY/COUNCIL

See item 9.1 on the City Council's Agenda for action related to "Airport Obstruction Study," which will be heard and action taken only during the Council meeting that begins at 10:00 a.m. today.

CONVENE CITY COUNCIL TO CONSIDER ITEM 8.1 IN A JOINT SESSION

8.1 Approval of the Annual Report of Financial Transactions of Community Redevelopment Agencies.

Recommendation: Adoption of resolutions by the City Council and Agency Board approving the Annual Report of Financial Transactions of Community Redevelopment Agencies, Fiscal Year 2005-06, and directing staff to forward the report to the State of California Controller. **[MERGED]**

ADJOURN CITY COUNCIL PORTION OF THE MEETING

- Closed Session Report
- Open Forum - To be heard jointly during City Council's Public Discussion.
- Adjournment