

REDEVELOPMENT AGENCY AMENDED AGENDA

FEBRUARY 14, 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) 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, City Hall Tower, 18th Floor, 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.

- * Items 8.1 – 8.2 are to be considered in a joint Redevelopment Agency Board/City Council session.

See Item 9.1 on the City Council's Agenda for description of the City Council agenda item relating to Redevelopment Agency action pertaining to Downtown Cleaning Actions and Strategies, and direction to staff to pursue the various strategies presented in the report to improve Downtown cleanliness.

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 Approval of Board Meeting Minutes.

Recommendation: Approval of Redevelopment Agency Minutes for:

(a) Regular meeting of December 13, 2005.

2. CONSENT CALENDAR

2.2 Report of the Rules Committee – January 25, 2006.

- (a) Review February 7, 2005 Draft Agenda.
- (b) Addition of new items to the January 31, 2006 Agenda.
- (b) Staff Reports outstanding for January 31, 2006: as of January 25, 2006.

2.3 Approval of amendments to agreements for Tree Establishment Services.

Recommendation:

- (a) Approval of the third amendment to the agreement with West Coast Arborists, Inc., in the amount of \$60,000, for a total contract amount not to exceed \$234,950 for Tree Establishment Services; and,
- (b) Approval of the third amendment to the agreement with Anderson Tree Care, in the amount of \$75,000, for a total contract amount not to exceed \$249,950 for Tree Establishment Services.

CEQA: Exempt: File No. PP04 [MERGED]

3. GENERAL

3.1 Acceptance of Agency Financial Reports

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

4. NEIGHBORHOOD IMPROVEMENT STRATEGIES

5. HOUSING

6. PUBLIC FACILITIES AND SPACES

7. PRIVATE DEVELOPMENT

7.1 Approval of an Exclusive Negotiations Agreement for development of parcels at 490 and 500 South First Street.

Recommendation: Approval of an Exclusive Negotiations Agreement with SummerHill Homes, Inc., for a 180-day term with an option to extend for an additional 90 days, for the proposed sale of two Agency-owned parcels located at 490 and 500 South First Street and the development of mixed-use projects with publicly owned arts facilities and residential. **[MARKET GATEWAY]**

7.2 Approval of a Use Agreement with the Theater on San Pedro Square.

Recommendation: Approval of a Use Agreement with the Theater on San Pedro Square to obtain access to the theater space for use by San Jose-based non-profit arts groups. **[MERGED]**

* **(DEFERRED TO 2/28/06)**

8. JOINT REDEVELOPMENT AGENCY/COUNCIL

See item 9.1 on the City Council's Agenda, relating to Downtown Cleaning Actions and Strategies, which will be heard and action taken only during the Council meeting that begins at 1:30 p.m. today

CONVENE CITY COUNCIL TO CONSIDER ITEM 8.1 IN A JOINT SESSION

8.1 Approval of Childcare Facility funding recommendations.

Recommendation: Approval of Childcare Facility funding in an aggregate amount of \$2,479,670, for projects with San Juan Bautista Child Development Center, Inc., Charities Housing w/Estrella Family Services, Kidango, National Hispanic University, a feasibility study with MACSA Youth Center, and for completion of the San Jose Day Nursery Project. **[MERGED]**

8. JOINT REDEVELOPMENT AGENCY/COUNCIL

8.2 Award of a contract for the Starbird Teen Center Project.

Recommendations:

- (a) Adoption of a resolution by the Redevelopment Agency Board awarding a construction contract to CalState Construction, the low bidder, for the construction of the Starbird Teen Center Project, in the amount of \$2,174,000, and establishing a 10% construction contingency, for a total construction budget of \$2,391,400;
- * (b) Adoption of a resolution by the Redevelopment Agency Board approving an adjustment to the FY 2005-06 Adopted Capital Budget to reallocate \$150,000 from the Strong Neighborhoods Initiative Reserve Project line and to increase by \$550,000 the Miscellaneous Revenue, for a total addition of \$700,000 to the SNI Blackford – Access to Recreation project line in the SNI Redevelopment Area, and amending the FY 2005-2006 Agency appropriations resolution
- (c) Adoption by the City Council of the following Appropriation Ordinance amendments in the Park Trust Fund (Fund 375):
 - (1) Establish a Transfer to the San Jose Redevelopment Agency for \$550,000 for the Starbird Teen Center; and
 - (2) Decrease the Reserve: Future PDO/PIO Projects by \$550,000.CEQA: Exempt, File No. PP05-049 [SNI: BLACKFORD]

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