

REDEVELOPMENT AGENCY AMENDED AGENDA

MARCH 28, 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 well before the item is heard.** This will ensure that your name is called for the item you wish to address and ensure that 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 forward those who have requested to speak. Please address the Agency at 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 the 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**

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.

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 – March 1, 2006.

- (a) Review March 14, 2005 Draft Agenda.
- (b) Addition of new items to the March 7, 2006 Agenda: Meeting Cancelled.
- (b) Staff Reports outstanding for March 7, 2006: as of March 1, 2006.

2. CONSENT CALENDAR

2.2 Report of the Rules Committee – March 8, 2006.

- (a) Review March 21, 2005 Draft Agenda.
- (b) Addition of new items to the March 14, 2006 Agenda.
- (b) Staff Reports outstanding for March 14, 2006: as of March 1, 2006.

3. GENERAL

4. NEIGHBORHOOD IMPROVEMENT STRATEGIES

5. HOUSING

6. PUBLIC FACILITIES AND SPACES

6.1 Approval of an agreement with HMH Engineers.

Recommendation: Approval of an agreement with HMH Engineers, in an amount not to exceed \$300,000, for engineering consulting services associated with the design and construction management of a Detention Basin and Coyote Creek Trail in the New Edenvale Redevelopment Project Area. CEQA: Exempt; File No. PP04-328 [EDENVALE]

6.2 Approval of an agreement with EarthTech, Inc., pertaining to work at 105 South Montgomery Street.

*** Recommendation:**

- (a) Adoption of a resolution approving an adjustment to the Adopted FY 2005-06 Capital Budget to add \$105,000 to the Downtown Housing Site Acquisition project line in the Merged Redevelopment Area and amending the FY 2005-06 Redevelopment Agency appropriations resolution; and,

6. PUBLIC FACILITIES AND SPACES (Continued)

- 6.2 (b) Approval of an agreement with EarthTech, Inc., in an amount not to exceed \$105,000, for the preparation of plans and specifications for the hazardous abatement and demolition of the structures at 105 South Montgomery Street and the preparation of documents for the construction of an interim surface parking facility on that site.

CEQA: Resolution to be adopted. [MERGED]

7. PRIVATE DEVELOPMENT

8. JOINT REDEVELOPMENT AGENCY/COUNCIL

See item 9.1 on the City Council's Agenda, relating to an "agreement with San Jose Day Nursery", 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 ITEMS 8.1 – 8.2 IN A JOINT SESSION

- 8.1 City Council and Redevelopment Agency Board approval of actions related to the California Redevelopment Association/Education Revenue Augmentation Fund Loan Program.**

Recommendation:

- (a) Adoption of a resolution by the Redevelopment Agency Board:
- (1) Authorizing the Executive Director to negotiate and execute a Loan Agreement with the California Statewide Communities Development Authority (CSCDA) in an amount not-to-exceed \$16,500,000 and a not-to-exceed interest rate of 8% for the purpose of financing the Agency's FY 2005-06 payment to the Educational Revenue Augmentation Fund (ERAF) in the amount of \$14,500,614; and,
 - (2) Authorizing the Executive Director or his designee to execute the Officer's Certificate containing the Agency's representations regarding the Loan and the issuance of Bonds and to take all other necessary actions related thereto.

8. JOINT REDEVELOPMENT AGENCY/COUNCIL

8.1 (b) Adoption of a resolution by the City Council:

- (1) Approving the borrowing of funds by the Agency from the CSCDA; and,
- (2) Acknowledging that the security for the Loan is a first lien on the City's property tax revenue; and,
- (3) Approving the information describing the City in the Official Statement.

[MERGED]

8.2 Award of a contract for the Fallon House Improvements Project.

*** Recommendation:**

- (a) Adoption of a resolution by the City Council making certain determinations required by state law for Redevelopment Agency funding of proposed improvements to the Fallon House; and,
- (b) Adoption of a resolution by the Agency Board awarding a contract to Rodan Builders, Inc., the low bidder in the amount of \$429,000, for the Fallon House Improvements Project, and establishing a 15% project contingency in the amount of \$65,000 for a total construction budget not to exceed \$494,000.

CEQA: Exempt; PP05-230 **[JULIAN-STOCKTON]**

ADJOURN CITY COUNCIL PORTION OF THE MEETING

- Closed Session Report
- Open Forum ---- To be heard jointly with Redevelopment Agency Public Discussion.
- Adjournment