

REDEVELOPMENT AGENCY AMENDED AGENDA

FEBRUARY 27, 2007

PETE CONSTANT
FORREST WILLIAMS
SAM LICCARDO
Vacant
NORA CAMPOS

DISTRICT 1
DISTRICT 2
DISTRICT 3
DISTRICT 4
DISTRICT 5

CHUCK REED – CHAIR

Vacant
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**
9:30 a.m. - Closed Session, Council Chambers, Conference Room W133, City Hall
See Separate Agenda
1:30 p.m. - Regular Session, Council Chambers, City Hall
The Agency Board meeting will convene at a time no earlier than 3:30 p.m. today, immediately following conclusion of the Open Forum on the City Council's agenda.
- **Orders of the Day**
 - * Items marked with an asterisk denote changes or additions to the previously published Agenda for this meeting.
 - * **Item 6.1 is recommended to be deferred to March 13, 2007.**
See Item 9 on the City Council Agenda for description of any City Council agenda items relating to the Redevelopment Agency.
- **Closed Session Report**
- **Open Forum - To be heard jointly during City Council's Public Discussion.**

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. CONSENT CALENDAR

2.1 Approval of Board Meeting Minutes.

Recommendation: Approval of Redevelopment Agency Minutes for:

- (a) Regular meeting of December 5, 2006
- (b) Regular meeting of December 12, 2006
- (c) Regular meeting of January 9, 2007
- (d) Regular meeting of January 23, 2007

2.2 Report of the Rules Committee – January 31, 2007.

Chair Reed, Chairperson

- (a) Review February 13, 2007 Draft Agenda: Meeting cancelled.
- (b) Addition of new items to the February 6, 2007 Agenda.

2.3 Report of the Rules Committee – February 7, 2007.

Chair Reed, Chairperson

- (a) Review February 20, 2007 Draft Agenda: Meeting cancelled
- (b) Addition of new items to the February 13, 2007 Agenda.

2.4 Approval of an amendment to the Facade Improvement Agreement for improvements to the building at 124-126 E. Santa Clara Street.

Recommendation: Approval of the Amended and Restated Facade Improvement Agreement, increasing the amount by \$27,500 for a total amount of \$126,500, including a construction contingency in the amount of \$11,500, with the Ching-Hsiung Chuang and Pei-Hsia Chuang Jan Family Trust and the Shen Family Trust, for improvements to the building located at 124-126 E. Santa Clara Street.
CEQA: Exempt. File No. PP07-018 [CENTURY CENTER]

3. GENERAL

3.1 Acceptance of the FY 2006 – 07 Second Quarter Report on capital projects.

Recommendation: Acceptance of the Redevelopment Agency's report for the Second Quarter, FY 2006-07 on the status of the Agency's capital projects.

4. NEIGHBORHOOD IMPROVEMENT STRATEGIES

5. HOUSING

6. PUBLIC FACILITIES AND SPACES

6.1 Award of a construction contract for HVAC and electrical upgrades at the Mexican Heritage Plaza and Gardens.

- * **Recommendation:** Adoption of a resolution awarding a construction contract to Environmental Systems, Inc., the low bidder in the amount of \$488,300, for the HVAC and electrical upgrades at the Mexican Heritage Plaza and Gardens and authorizing a construction contingency in the amount of \$48,830 for a total contract amount of \$537,130. CEQA: Exempt: File PP06-072 [ALUM ROCK] **(DEFER TO MARCH 13, 2007)**

7. PRIVATE DEVELOPMENT

8. JOINT REDEVELOPMENT AGENCY/COUNCIL

See item 9 on the [City Council's Agenda](#), which will be heard and action taken only during the Council meeting that begins at 1:30 p.m. today, for any Redevelopment-related actions on that agenda.

- Adjournment