

# REDEVELOPMENT AGENCY AGENDA

**MARCH 20, 2007**

PETE CONSTANT  
FORREST WILLIAMS  
SAM LICCARDO  
Vacant  
NORA CAMPOS

DISTRICT 1  
DISTRICT 2  
DISTRICT 3      CHUCK REED – CHAIR  
DISTRICT 4  
DISTRICT 5

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, Call to Order in Council Chambers  
Adjourn to Closed Session in Council Chambers Conference Room W133  
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.**
- **Open Forum - To be heard jointly during City Council's Public Discussion.**
- **Closed Session Report**
- **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.  
See Item 9 on the City Council Agenda for description of any City Council agendized items relating to the Redevelopment Agency.

## **1. CEREMONIAL ITEMS**

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## **2. CONSENT CALENDAR**

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**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 January 30, 2007

## **2. CONSENT CALENDAR**

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### **2.2 Report of the Rules Committee – February 28, 2007.**

#### **Chair Reed, Chairperson**

- (a) Addition of new items to the March 6, 2007, Agenda: Meeting cancelled.
- (b) Review March 13, 2007, Draft Agenda.
- (c) Disclosure of Ownership of Property located within a Redevelopment Project Area.

## **3. GENERAL**

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## **4. NEIGHBORHOOD IMPROVEMENT STRATEGIES**

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## **5. HOUSING**

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## **6. PUBLIC FACILITIES AND SPACES**

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### **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] (Deferred 2/27/07, 3/13/07, Item 6.1)

## **7. PRIVATE DEVELOPMENT**

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### **7.1 Approval of Property Use Agreements and an Office Lease with BEA Systems related to its relocation to 488 Almaden Boulevard.**

**(Supplemental Memo) (Supplemental Memo #2)**

#### **Recommendations:**

- (a) Redevelopment Agency Board approval of a Property Use Agreement with BEA Systems, Inc., to obtain public parking rights for 30 years in the parking garage of the BEA tower at 488 Almaden Blvd, at a total Agency cost of \$13.32 million; and,
- (b) Redevelopment Agency Board approval of a Property Use Agreement with BEA Systems to allow BEA Systems, Inc., weekday use of 45 parking spaces located on an Agency-owned surface lot at Almaden Blvd. and Balbach Street at a cost of \$1 per year for the term of the agreement from 2008 through 2038; and,
- (c) Redevelopment Agency Board approval of an Office Lease between the Agency and BEA Systems, Inc., whereby the Agency leases up to 30,000 square feet of office space in the BEA tower for a period of five years at a \$2/sf, triple net (NNN) beginning July 1, 2008, with an escalation of 3% compounded annually, at a total cost to the Agency of \$6.2 million.
- (d) Adoption of a resolution by the Redevelopment Agency Board authorizing the Executive Director to negotiate and execute a Property Use Agreement(s) with BEA for construction related uses including staging and parking on the Agency-owned Balbach Lot prior to July 1, 2008.
- (e) Adoption of a resolution by the Redevelopment Agency Board authorizing the Executive Director to negotiate and execute an amendment to the Property Use Agreement with BEA for the Agency-owned Balbach Lot to allow for integration and consolidated operation by BEA of the Agency-owned Lot and the adjacent surface parking lot.

CEQA: Resolution No. 64273, File No. RH99-006 [GUADALUPE-AUZERAIIS]

## **8. JOINT REDEVELOPMENT AGENCY/COUNCIL**

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*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