

REDEVELOPMENT AGENCY BOARD

SYNOPSIS

January 8, 2002

LINDA J. LEZOTTE
FORREST WILLIAMS
CINDY CHAVEZ
CHUCK REED
NORA CAMPOS

DISTRICT 1
DISTRICT 2
DISTRICT 3
DISTRICT 4
DISTRICT 5

RON GONZALES CHAIR

KEN YEAGER
GEORGE SHIRAKAWA, JR.
DAVID CORTESE
JOHN DIQUISTO
PAT DANDO

DISTRICT 6
DISTRICT 7
DISTRICT 8
DISTRICT 9
DISTRICT10



Welcome to the San Jose Redevelopment Agency's Board meeting. Our Board is composed of the ten City Councilmembers and the Mayor, who serve as our Boardmembers and Chairperson.

This Agenda contains both a Consent Calendar section for routine business items requiring Board approval, and general business items arranged to correspond to the Agency's Core Service Areas. The Core 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 Core 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 speak to the Board about items on the agenda by submitting a Speaker's Card to the Agency's Clerk seated at the front table. If you wish to address the Board about an issue that is not on the Board agenda, you may speak during the "Open Forum" during the City Council's meeting. The Board is unable to discuss or take action on issues presented during Open Forum. According to State Law (the Brown Act), items must first be noticed on the agenda before any discussion or action. Tips for speaking to the Board:

- **Please submit a Blue Speaker's Card before the meeting or before the item is heard.** This ensures that your name is called for item(s) you wish to address, and 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 your name. Please address the Board from the large podium located to the left of the Clerk's table.
- 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.
- There are three lights to assist you with tracking your speaking time. They are located to the far right of the podium. The green light turns on when you begin speaking; the yellow light turns on when you have 30 seconds left; and, the red light comes on when your speaking time is up.

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's Board meets on Tuesdays, following the City Council meeting at 1:30 p.m. Agendas of future meetings are posted immediately outside City Hall's main entrance and at: www.sjredevelopment.org.

CALL TO ORDER AND ROLL CALL

Mayor Ron Gonzales called the meeting to order at 2:09 p.m.

**PRESENT: GONZALES, CAMPOS, CHAVEZ, CORTESE, DANDO,
DIQUISTO, LEZOTTE, REED, SHIRAKAWA, JR.,
YEAGER, WILLIAMS.**

ORDERS OF THE DAY

See Item 10 on the City Council Agenda for description of any City Council agendized items relating to the Redevelopment Agency.

**Item 2.7 removed from the Consent Calendar. Orders of the Day.
Approved.**

1 CEREMONIAL ITEMS

None.

2 CONSENT CALENDAR

2.1 Approval of Minutes:

Recommendation: Approval of Redevelopment Agency Minutes for:

- (a) Regular meeting of October 9, 2001
- (b) Regular meeting of October 23, 2001
- (c) Regular meeting of November 13, 2001
- (d) Regular meeting of November 27, 2001

Approved.

2.2 Report of the Agency Finance Committee – November 28, 2001 Council Member Dando, Chair

- (1) Monthly Financial Statements – October 2001
- (2) Capital Cost Report - October 2001
- (3) Cash Flow Projection

Approved.

2 CONSENT CALENDAR (Continued)

2.3 Report of the Rules Committee – December 5, 2001 Vice Mayor Shirakawa, Jr., Chair

- (a) Review December 18, 2001 Draft Agenda.
- (b) Add New Items to December 11, 2001 Amended Agenda.

Approved.

2.4 Approval of a Facade Improvement Agreement with Kenneth Y. Kai and Tae Kai, joint owners of the buildings located on 3100 Alum Rock Avenue and 16-32B South White Road.

Recommendation: Approval of a Facade Improvement Agreement, in the amount of \$212,300, with Kenneth Y. Kai and Tae Kai, joint owners of the buildings located on 3100 Alum Rock Avenue and 16-32B South White Road, for improvements to the buildings at those locations. CEQA: Exempt.

Approved.

2.5 Approval of an amendment to the agreement with EnviroScience, Inc., adding \$130,000, for environmental engineering services for the Fox California Theatre Project.

Recommendation: Approval of the second amendment to the agreement with EnviroScience, Inc., in the amount of \$130,000, for a total contract amount not to exceed \$200,000, for environmental engineering and hazardous materials abatement and monitoring services for the Fox California Theatre Project, Amending the terms of compensation and the Schedule of Performance to include Phase 3, Renovation and Expansion. CEQA: Resolution No. 68839.

Approved.

2.6 Approval of request from the general contractor, Hensel Phelps Construction, to substitute the terrazzo subcontractor for the San Jose Joint Library Project.

Recommendation: Approval of the request from the general contractor, Hensel Phelps Construction, to substitute Associated Terrazzo, for Top End Constructors, as the terrazzo subcontractor for the San Jose Joint Library Project, at no additional cost to the Agency.

Approved.

2 CONSENT CALENDAR (Continued)

2.7 Approval of request from the general contractor, Hensel Phelps Construction, to replace the custom sun control devices subcontractor for the Fourth Street Parking Garage Project.

Recommendation: Approval of the request from the general contractor, Hensel Phelps Construction, to replace EMCO, Inc., as the custom sun control devices, the perforated metal panels and the interior and exterior aluminum panels subcontractor for the Fourth Street Parking Garage Project, at no additional cost to the Agency.

Public testimony received. Approved.

END OF CONSENT CALENDAR

3 NEIGHBORHOOD IMPROVEMENT STRATEGIES

3.1 Approval of the issuance of an RFQ for the development and reuse of properties in the River Street Historic District as affordable live/work rental units.

Recommendation: Approval of the issuance of a Request for Qualifications (RFQ) for the development and reuse of properties in the River Street Historic District as affordable, artist live/work rental units.

Public testimony received. Board Member Chavez moved approval of this item to include the following Council comments: That there be a broader basis at the RFQ process to get the best cross section of ideas and that we use the organization that the Agency hires to help the Board understand the long-term economic implications of any decision that is made. Also, that there be flexibility in terms of the current owners potentially retaining ownership. Approved.

4 HOUSING

None.

5 PUBLIC FACILITIES AND SPACES

5.1 Approval to issue a Request for Proposals for programming of public spaces in the downtown.

Recommendation: Approval for the issuance of a Request for Proposals for the programming of public spaces in the downtown.

Public testimony received. Board Member LeZotte inquired as to the new timeline for the Schedule 5. Leslie Little, Director of Downtown Management, responded that, pending any modifications by the Board, they will be mailed by the end of this week. Board Member Chavez made additions to the motion. To include as a measuring point hiring someone that has the capacity to work with everyone from schools and colleges to clubs and organizations to ensure community entertainment, and that the Agency Board look at entities that have the capacity to be both neighborhood and regional in order to get our surrounding neighborhoods into the core. Also, when looking at their scope of work, we take a look at whether we can use someone to help us with a project just outside the core or some of those other opportunities we have for programming that look more broadly at the downtown instead of just the very central core. Approved.

6 PRIVATE DEVELOPMENT

None.

7 JOINT REDEVELOPMENT AGENCY/COUNCIL

None.

CLOSED SESSION REPORT

None.

OPEN FORUM

None.

ADJOURNMENT

The meeting was adjourned at 2:25 p.m.