

REDEVELOPMENT AGENCY BOARD

SYNOPSIS

October 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 3:47 p.m.

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

ORDERS OF THE DAY

Item 7.1 is to be considered in a joint Redevelopment Agency Board/City Council session.

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

Orders of the Day Approved.

1 CEREMONIAL ITEMS

None.

2 CONSENT CALENDAR

2.1 Report of the Rules Committee - September 11, 2002

Vice Mayor Shirakawa, Jr., Chair

(a) Review September 24, 2002 Draft Agenda.

(b) Add New Items to the September 17, 2002 Agenda.

Approved.

2.2 Approval of an amendment to the agreement with McDonough, Holland & Allen, for legal services.

Recommendation: Approval of the first amendment to the agreement with McDonough, Holland & Allen, in the amount of \$100,000 for a total contract amount not to exceed \$200,000, for legal services, and extending the term of the agreement by one year, through October 31, 2003.

Public testimony received. Approved.

3 NEIGHBORHOOD IMPROVEMENT STRATEGIES

None.

4 HOUSING

None.

5 PUBLIC FACILITIES AND SPACES

5.1 Approval to award a construction contract to the lowest responsive bidder, for demolition and site grading of properties located on Almaden Avenue and Viola, and relocation of one historic home.

Recommendation: Adoption of a resolution:

- (a) Authorizing the Executive Director to award a contract for the Viola/Balbach/Almaden Demolition Project Phase 2, to the lowest responsive bidder, establish a project contingency and other related costs, for total project funding not to exceed \$1,000,000.
Public testimony received. Agency Resolution No. 5351 adopted.
 - (b) Approving the addition of the Viola/Balbach/Almaden Demolition Project Phase 2 project line to the Adopted FY 2002-2003 Capital Budget, in the amount of \$1,000,000, in the Merged Redevelopment Area, and amending the FY 2002-2003 Agency appropriations resolution.
Public testimony received. Agency Resolution No. 5352 adopted.
- CEQA: Resolution No. 68839

5.2 Approval of Rebudget actions for the Adopted FY 2002 – 2003 Capital Budget.

Recommendation: Adoption of resolutions:

- (a) Approving the proposed rebudget adjustments to the Adopted FY 2002 - 2003 Capital Budget.
Agency Resolution No. 5353 adopted.
- (b) Amending the FY 2002-03 Agency Appropriation Resolution.
Agency Resolution No. 5354 adopted.

6 PRIVATE DEVELOPMENT

6.1 Approval to award a construction contract to the lowest responsive bidder for Viola/Balbach/Almaden Demolition Project, Phase 2, Add Alternate No. 1, for properties located on Almaden Avenue and Viola.

Recommendation: Adoption of a resolution

(a) Authorizing the Executive Director to award a contract for the Viola/Balbach/Almaden Demolition Project Phase 2 Add Alternate No. 1, to the lowest responsive bidder, establish a project contingency, and other related costs for a total project funding not to exceed \$500,000.

Public testimony received. Agency Resolution No. 5355 adopted.

(b) Approving the addition of Cirque du Soleil project line to the Adopted FY 2002-2003 Capital Budget, in the amount of \$500,000, in the Merged Redevelopment Area, and amending the FY 2002-2003 Agency appropriations resolution.

Public testimony received. Agency Resolution No. 5356 adopted.

CEQA: Resolution No. 68839

7 JOINT REDEVELOPMENT AGENCY/COUNCIL

7.1 Approval of Disposition and Development Agreements (DDAs) for historic houses at 457, 459, and 465 North Fourth Street.

Recommendation: Adoption of resolutions:

(a) By the City Council accepting the 33433 Summary Reports, finding that the disposal of the listed properties will assist in the elimination of blight and that the consideration for the properties is not less than the fair reuse value for the proposed uses, with the covenants and conditions and development costs authorized by the DDAs, and,

(1) Approving the disposition of property located at 457 North Fourth Street to David and Naiomi Dudek, and,

(2) Approving the disposition of property located at 459 North Fourth Street to Jane Przybysz and Mark Warther; and,

(3) Approving the disposition of property located at 465 North Fourth Street to Christopher and Michelle McSorley.

City Council Resolution No. 71250 adopted.

7 JOINT REDEVELOPMENT AGENCY/COUNCIL (Continued)

(b) By the Agency Board approving the DDAs at (1) through (3) and authorizing the Executive Director to execute ancillary documents contemplated by the DDAs and to close escrows and dispose of the properties described in the DDAs subject to compliance with terms of the DDAs.

(1) David and Naiomi Dudek, for the property located at 457 North Fourth Street;

(2) Jane Przybysz and Mark Warther, for the property located at 459 North Fourth Street;

(3) Christopher and Michelle McSorley for the property located at 465 North Fourth Street.

Agency Resolution No. 5357 adopted.

CEQA: Resolution No. 68905

CLOSED SESSION REPORT

None.

OPEN FORUM

None.

ADJOURNMENT

The meeting was adjourned at 3:55 p.m.