

REDEVELOPMENT AGENCY BOARD

SYNOPSIS

November 26, 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 5:56 p.m.

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

ABSENT: DANDO (EXCUSED)

ORDERS OF THE DAY

See Item 10.1 on the City Council Agenda for description of the City Council agenda items relating to the Redevelopment Agency.

Item 2.5 removed from the Consent Calendar for discussion.

Item 6.3 deferred to December 17, 2002. Approved. Absent: Dando.

1 CEREMONIAL ITEMS

None.

2 CONSENT CALENDAR

2.1 Report of the Agency Finance & Infrastructure Committee – October 23, 2002 Council Member Dando, Chair

- (a) Monthly Financial Statements – September 2002
- (b) Capital Cost Report – September 2002
- (c) Cash Flow Projection

Approved. Absent: Dando.

2.2 Report of the Rules Committee – November 6, 2002 Vice Mayor Shirakawa, Jr., Chair

- (a) Review November 19, 2002 Draft Agenda.
- (b) Add items to the November 12, 2002 Agenda.

Approved. Absent: Dando.

2 CONSENT CALENDAR (Continued)

2.3 Approval of an amendment to the agreement with Consolidated Engineering Laboratories, for special testing and inspection services for the Fourth Street Parking Garage Project.

Recommendation: Approval of the third amendment to the agreement with Consolidated Engineering Laboratories, Inc., in the amount of \$40,000, for a total contract amount not to exceed \$280,090, for special testing and inspection services for the Fourth Street Parking Garage Project. CEQA: Exempt
Approved. Absent: Dando.

2.4 Approval of a Continuation Agreement and Fourth Amendment to the Agreement with Nelson and Sixta, Inc., for marketing services.

Recommendation: Approval of a Continuation Agreement and Fourth Amendment to the Agreement with Nelson and Sixta, Inc., for marketing services, extending the term of the contract through June 30, 2003, at no additional cost to the Agency.
Approved. Absent: Dando.

2.5 Approval of an agreement with City Year San Jose/Silicon Valley for community organizing services in the University, Washington, Five Wounds/Brookwood Terrace, and K.O.N.A. SNI areas.

Recommendation: Approval of an agreement with City Year San Jose/Silicon Valley, in an amount not to exceed \$140,000, for community organizing services in the University, Washington, Five Wounds/Brookwood Terrace, and K.O.N.A. Strong Neighborhoods Initiative areas, for the period through July 15, 2003.
Public testimony received. Approved. Absent: Dando.

3 NEIGHBORHOOD IMPROVEMENT STRATEGIES

None.

4 HOUSING

None.

5 PUBLIC FACILITIES AND SPACES

None.

6 PRIVATE DEVELOPMENT

6.1 Approval of an agreement with LSA Associates for preparation of a Program Environmental Impact Report.

Recommendations:

- (a) Adoption of a resolution approving additional funds of \$100,000 to the Adopted FY 2002-2003 Capital Budget, Downtown Environmental Reviews project line in the Merged Redevelopment Area and amending the FY 2002-2003 Agency appropriations resolution.

Resolution No. 5368 adopted. Absent: Dando.

- (b) Approval of an agreement with LSA Associates, Inc., in an amount not to exceed \$397,800, for preparation of a Program Environmental Impact Report for the “Strategy 2000: San Jose Greater Downtown Strategy for Development.”

Approved. Absent: Dando.

6.2 Approval of agreements for appraisal and litigation support services related to the eminent domain acquisition of property at the intersection of Story and King Roads.

Recommendations:

- (a) Approval of an agreement with Burchard & Rinehart, in the amount of \$100,000, for appraisal and litigation support services in connection with the acquisition by eminent domain of properties located at the intersection of Story and King Roads; and,

- (b) Approval of an agreement with Patrick Idiart and Associates, in the amount of \$100,000, for appraisal and litigation support services in connection with the acquisition by eminent domain of properties located at the intersection of Story and King Roads.

Public testimony received. Approved. Absent: Dando.

6 PRIVATE DEVELOPMENT (Continued)

6.3 Progress Report on the Implementation Plans for the San Jose Redevelopment Project Areas.

Recommendation: Public Hearing to evaluate the progress of redevelopment under the Implementation Plan and related Redevelopment Plans for the Almaden Gateway, Alum Rock Avenue, Civic Plaza, East Santa Clara Street, Edenvale, Guadalupe-Auzerais, Japantown, Julian-Stockton, Market Gateway, Mayfair One, Monterey Corridor, Olinder, Park Center, Pueblo Uno, Rincon de los Esteros, San Antonio Plaza, Story Road, The Alameda, and West San Carlos Street Project Areas, and approval of the Progress Report submitted by Agency staff, as submitted or as changed by the Board, as the evaluation of the progress of such redevelopment.

Item 6.3 deferred to December 17, 2002.

7 JOINT REDEVELOPMENT AGENCY/COUNCIL

None.

CLOSED SESSION REPORT

None.

OPEN FORUM

None.

ADJOURNMENT

The meeting was adjourned at 6:04 p.m.