

# **REDEVELOPMENT AGENCY BOARD**

## **SYNOPSIS**

**March 12, 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](http://www.sjredevelopment.org).

## **CALL TO ORDER AND ROLL CALL**

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**Mayor Ron Gonzales called the meeting to order at 4:00 p.m.**

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

**ABSENT: DANDO (EXCUSED), WILLIAMS (EXCUSED).**

## **ORDERS OF THE DAY**

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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. Absent: Dando, Williams.**

### **1 CEREMONIAL ITEMS**

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**None.**

### **2 CONSENT CALENDAR**

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#### **2.1 Approval of Board Meeting Minutes:**

**Recommendation:** Approval of Redevelopment Agency Minutes for:

- (a) Regular meeting of January 22, 2002
- (b) Regular meeting of January 29, 2002

**Approved. Absent: Dando, Williams.**

#### **2.2 Report of the Rules Committee – February 13, 2002**

**Vice Mayor Shirakawa, Jr., Chair**

- (a) Review February 26, 2002 Draft Agenda.
- (b) Add New Items to the February 19, 2002 Agenda; Meeting Canceled.

**Approved. Absent: Dando, Williams.**

#### **2.3 Report of the Rules Committee – February 20, 2002**

**Vice Mayor Shirakawa, Jr., Chair**

- (a) Review March 5, 2002 Draft Agenda.
- (b) Add New Items to the February 26, 2002 Agenda; Meeting Canceled.

**Approved. Absent: Dando, Williams.**

## **2 CONSENT CALENDAR (Continued)**

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### **2.4 Approval of an addition of \$30,000 to the contingency funds for the Historic House Moving Project Phase 3, for a revised contingency amount of \$137,910.**

**Recommendation:** Adoption of a resolution approving the addition of \$30,000 to the contingency, for a revised contingency amount of \$137,910, for the contract with HRB, Inc., which is in the amount of \$1,079,060, and a revised total budgeted amount of \$1,216,970, for Historic House Moving services. CEQA: Resolution No. 68905.

**Resolution No. 5256 adopted. Absent: Dando, Williams.**

### **2.5 Approval of the first amendment to the agreement with Keyser Marston Associates, Inc., for a revised total amount not to exceed \$388,080, for consultant services related to the proposed SNI Redevelopment Plan adoption process.**

**Recommendation:** Approval of the first amendment to the agreement with Keyser Marston Associates, Inc., in the amount of \$50,000, for a total amount not to exceed \$388,080, for consultant services related to the proposed Strong Neighborhoods Initiative (SNI) Redevelopment Plan adoption process.

**Approved. Absent: Dando, Williams.**

### **2.6 Approval of the first amendment to the agreement with Pergola Marketing, for a revised total amount of \$164,000, for services relating to developing a Biotech Marketing Plan.**

**Recommendation:** Approval of the first amendment to the agreement with Pergola Marketing, in the amount of \$20,000, for a total contract amount of \$164,000, for services relating to developing a Biotech Marketing Plan.

**Approved. Absent: Dando, Williams.**

## **3 NEIGHBORHOOD IMPROVEMENT STRATEGIES**

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### **3.1 Approval of the third amendment to the agreement with EDS, in the amount of \$144,700, for a revised total amount not to exceed \$824,700, for retail recruitment services, amending the scope of services and extending the term of the contract by one month.**

### **3 NEIGHBORHOOD IMPROVEMENT STRATEGIES (Continued)**

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**Recommendation:** Approval of the third amendment to the agreement with Pat Hurst dba Economic Development Systems (EDS), in the amount of \$144,700, for a total contract amount not to exceed \$824,700, for downtown and neighborhood retail recruitment services, amending the scope of services and extending the term of the agreement through June 30, 2002.

**Approved. Absent: Dando, Williams.**

### **4 HOUSING**

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**None.**

### **5 PUBLIC FACILITIES AND SPACES**

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**None.**

### **6 PRIVATE DEVELOPMENT**

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#### **6.1 Approval of the first amendment to the lease with the Comedy Club of San Jose, LLC, for the property located at 62-64 South Second Street, changing the rent commencement date.**

**Recommendation:** Approval of the first amendment to the lease between the Comedy Club of San Jose, LLC (Tenant), and the Agency (Landlord) for the property located at 62-64 South Second Street, changing the rent commencement date to the earlier of the opening for business or October 1, 2002.

**Public testimony received. Approved. Absent: Dando, Williams.**

### **7 JOINT REDEVELOPMENT AGENCY/COUNCIL**

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**None.**

## **CLOSED SESSION REPORT**

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**None.**

## **OPEN FORUM**

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**None.**

## **ADJOURNMENT**

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**The meeting was adjourned at 4:29 p.m.**