

REDEVELOPMENT AGENCY BOARD

SYNOPSIS

April 23, 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 5:05 p.m.

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

ABSENT: DIQUISTO (EXCUSED).

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. Absent: Chavez, Diquisto.

1 CEREMONIAL ITEMS

None.

2 CONSENT CALENDAR

2.1 Approval of Board Meeting Minutes:

Recommendation: Approval of Redevelopment Agency Minutes for:

- (a) Regular meeting of December 18, 2001.
- (b) Regular meeting of January 8, 2002.
- (c) Regular meeting of February 12, 2002.

Approved. Absent: Chavez, Diquisto.

2.2 Report of the Rules Committee – March 27, 2002

Vice Mayor Shirakawa, Jr., Chair

- (a) Review April 9, 2002 Draft Agenda.
- (b) Add New Items to the April 2, 2002 Agenda: Meeting Cancelled.

Approved. Absent: Chavez, Diquisto.

2 CONSENT CALENDAR (Continued)

2.3 Report of the Rules Committee – April 3, 2002

Vice Mayor Shirakawa, Jr., Chair

- (a) Review April 16, 2002 Draft Agenda.
- (b) Add New Items to the April 9, 2002 Agenda.

Approved. Absent: Chavez, Diquisto.

2.4 Approval of Amended and Restated Owner Participation and Business Reentry Rules for the Century Center Redevelopment Project Area.

Recommendation: Adoption of a resolution approving the Amended and Restated Owner Participation and Business Reentry Rules for the Century Center Redevelopment Project Area.

Resolution No. 5269 adopted. Absent: Chavez, Diquisto.

2.5 Approval of Owner Participation and Business Reentry Rules for the proposed SNI Redevelopment Project Area.

Recommendation: Adoption of a resolution approving the Owner Participation and Business Reentry Rules for the proposed Strong Neighborhoods Initiative Redevelopment Project Area.

Resolution No. 5270 adopted. Absent: Chavez, Diquisto.

3 NEIGHBORHOOD IMPROVEMENT STRATEGIES

3.1 Award of a contract to McCrary Construction Company, in the amount of \$4,279,700 and a construction contingency in the amount of \$428,000, for construction of the Pala Youth Center Project.

Recommendation: Adoption of a resolution awarding a contract to McCrary Construction Company, the low bidder, in the amount of \$4,279,700, for construction of the Pala Youth Center Project; and authorization of a construction contingency in the amount of \$428,000.

Resolution No. 5271 adopted. Absent: Chavez, Diquisto.

3 NEIGHBORHOOD IMPROVEMENT STRATEGIES (Continued)

3.2 Finding of need and necessity for eminent domain acquisition of real property owned by East Gate Properties, LLC, and located at the southeast corner of Story and King Roads.

Recommendation: Adoption of a resolution determining that the public interest and necessity require the acquisition of real property owned by East Gate Properties, LLC, and located at the southeast corner of Story and King Roads, in San Jose, California (APN 467-11-027, 032, & 037), and authorizing the General Counsel to file suit in eminent domain to acquire such property interest, to apply for an order of possession before judgment and to prosecute the action to final judgment, and authorizing the deposit of money in court for possession of the property from the funds lawfully available.

Public testimony received. Mayor Gonzales stated that the motion before the Council was to accept the staff recommendation, including Council Member Cortese and William's request for more information on the Story and King Retail Project, plus the additional question raised by Council Member LeZotte, but that this motion does not preempt Council Members from sending questions to staff and copying the City Clerk. Resolution No. 5272 adopted. Absent: Diquisto.

3.3 Authorization for the Executive Director to initiate and proceed under the Polanco Redevelopment Act with respect to the property located at the southeast corner of Story and King Roads.

Recommendation: Adoption of a resolution authorizing the Executive Director to initiate and proceed under the Polanco Redevelopment Act with respect to the property located at 1702 Story Road, the southeast corner of Story and King Roads (APN: 486-11-034).

Public testimony received. Resolution No. 5273 adopted. Absent: Diquisto.

4 HOUSING

None.

5 PUBLIC FACILITIES AND SPACES

5.1 Approval of contracts for furniture requirements for the San Jose State University/City of San Jose Joint Library Project, for which the Agency is obligated to pay 41% of the contracted costs.

Recommendations: Adoption of resolutions:

- (a) Approving a contract with Systems Source Inc., in the amount of \$209,487 of which the Agency will be obligated to pay for 41%; for supply and installation of patron tables and seating, establishing a contract contingency in the amount of \$10,474, and authorizing the Executive Director to execute contract amendments up to the amount of the contingency.
Public testimony received. Resolution No. 5285 adopted.
Absent: Diquisto.
- (b) Approving a contract with KBM Workspace, in the amount of \$421,821 of which the Agency will be obligated to pay for 41%; for supply and installation of patron lounge seating, establishing a contract contingency in the amount of \$21,100, and authorizing the Executive Director to execute contract amendments up to the amount of the contingency.
Public testimony received. Resolution No. 5286 adopted.
Absent: Diquisto.
- (c) Approving a contract with Insource, in the amount of \$523,569 of which the Agency will be obligated to pay for 41%; for supply and installation of patron carrel seating, establishing a contract contingency in the amount of \$26,178, and authorizing the Executive Director to execute contract amendments up to the amount of the contingency.
Public testimony received. Resolution No. 5287 adopted.
Absent: Diquisto.
- (d) Approving a contract with Insource, in the amount of \$265,198 of which the Agency will be obligated to pay for 41%; for supply and installation of multi-purpose room seating, establishing a contract contingency in the amount of \$13,260, and authorizing the Executive Director to execute contract amendments up to the amount of the contingency.
Public testimony received. Resolution No. 5288 adopted.
Absent: Diquisto.

6 PRIVATE DEVELOPMENT

None.

7 JOINT REDEVELOPMENT AGENCY/COUNCIL

None.

CLOSED SESSION REPORT

None.

OPEN FORUM

Mr. Rich De La Rosa spoke under Open Forum on the Tropicana Shopping Center.

ADJOURNMENT

The meeting was adjourned at 5:47 p.m.