

# **REDEVELOPMENT AGENCY BOARD**

## **SYNOPSIS**

**May 14, 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).

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## CALL TO ORDER AND ROLL CALL

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Mayor Ron Gonzales called the meeting to order at 4:35 p.m.

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

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## ORDERS OF THE DAY

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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: Yeager.**

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### 1 CEREMONIAL ITEMS

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None.

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### 2 CONSENT CALENDAR

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#### 2.1 Report of the Rules Committee – April 24, 2002

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

- (a) Review May 7, 2002 Draft Agenda.
- (b) Add New Items to the April 30, 2002 Agenda.

**Approved. Absent: Yeager.**

#### 2.2 Report of the Rules Committee – May 1, 2002

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

- (a) Review May 14, 2002 Draft Agenda.
- (b) Add New Items to the May 7, 2002 Agenda.

**Approved. Absent: Yeager.**

#### 2.3 Report of the Agency Finance Committee – March 27, 2002

**Council Member Dando, Chair**

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

**Approved. Absent: Yeager.**

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

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### **2.4 Approval of the first amendment to the agreement with Rutherford & Chekene, for a total contract amount of \$210,000, for geotechnical engineering services.**

**Recommendation:** Approval of the first amendment to the agreement with Rutherford & Chekene, in the amount of \$50,000, for a total contract amount of \$210,000, for geotechnical engineering services for the Fox California Theatre Project, and adding a prevailing wage requirement for work done on site in support of the services. CEQA: Resolution No. 68839 (MARKET GATEWAY) **Approved. Absent: Yeager.**

## **3 NEIGHBORHOOD IMPROVEMENT STRATEGIES**

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**None.**

## **4 HOUSING**

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**None.**

## **5 PUBLIC FACILITIES AND SPACES**

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### **5.1 Approval of the first amendment to the agreement with Swinerton Builders, for construction of the Fox California Theatre, adding the Phase 3B scope of work, increasing the total contract amount to \$45,356,494.**

**Recommendation:** Approval of the first amendment to the Amended and Restated Agreement with Swinerton Builders, adding the Phase 3B scope of work to the Fox California Theatre construction contract, increasing the contract amount by \$4,356,354, for a total contract amount not to exceed \$45,356,494, with no change in the construction contingency or contract completion date. CEQA: Resolution No. 68839 (MARKET GATEWAY) **Approved. Absent: Yeager.**

## 5 PUBLIC FACILITIES AND SPACES (Continued)

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### 5.2 Approval of contracts for furniture requirements for the San Jose State University/City of San Jose Joint Library Project, for which the University is obligated to reimburse 59% of the contracted costs.

**Recommendations:** Adoption of resolutions:

(a) Approving a contract with Haworth, in the amount of \$1,303,643, for the fabrication and installation of the systems furniture supply contract for the Joint Library, establishing a contract contingency in the amount of \$65,182, and authorizing the Executive Director to execute contract amendments up to the amount of the contract contingency.

**Public testimony received. Agency Resolution No. 5280 adopted.**

(b) Approving a contract with Pivot Interiors, in the amount of \$99,686, for the supply and installation of office furniture for the Joint Library, establishing a contract contingency in the amount of \$4,984, and authorizing the Executive Director to execute contract amendments up to the amount of the contract contingency.

**Public testimony received. Agency Resolution No. 5281 adopted.**

## 6 PRIVATE DEVELOPMENT

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None.

## 7 JOINT REDEVELOPMENT AGENCY/COUNCIL

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### 7.1 Approval of the transfer of the Agency's rights, title and interest in 648 Vine Street, a portion of a median strip, to the City.

**Recommendations:** Adoption of resolutions by the City Council and Redevelopment Agency Board approving a Cooperation Agreement providing for the transfer of the Agency's rights, title and interest in 648 Vine Street, a portion of a median strip, to the City and authorizing the City Manager and Executive Director to execute all necessary documents to effect the transfer. CEQA:

Resolution No. 68839 (MERGED)

**Agency Resolution No. 5279 adopted.**

**City Council Resolution No. 70973 adopted.**

## **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 4:40 p.m.**