

# **REDEVELOPMENT AGENCY BOARD**

## **SYNOPSIS**

**August 13, 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 2:52 p.m.**

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

## **ORDERS OF THE DAY**

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See Item 10.1 on the City Council Agenda for description of the City Council agenda items relating to the Redevelopment Agency's Century Center Project. Items 7.1 - 7.2 are to be considered in a joint Redevelopment Agency Board/City Council session.

**Item 2.7 removed from the Consent Calendar by Board Member Chavez.  
Approved. Absent: Campos.**

### **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 April 2, 2002.
- (b) Regular meeting of April 9, 2002.
- (c) Regular meeting of April 23, 2002.
- (d) Regular meeting of April 30, 2002.
- (e) Regular meeting of May 7, 2002.
- (f) Regular meeting of May 14, 2002.
- (g) Regular meeting of May 28, 2002.

**Approved.**

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

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### **2.2 Report of the Agency Finance Committee – June 26, 2002 Council Member Dando, Chair**

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

**Approved.**

### **2.3 Report of the Rules Committee – June 12, 2002 Vice Mayor Shirakawa, Jr., Chair**

- (a) Review June 25, 2002 Draft Agenda.
- (b) Add New Items to the June 18, 2002 Agenda

**Approved.**

### **2.4 Report of the Rules Committee – June 19, 2002 Vice Mayor Shirakawa, Jr., Chair**

- (a) Review July 2, 2002 Draft Agenda: DROP – Legislative Recess.
- (b) Add New Items to the June 25, 2002 Agenda

**Approved.**

### **2.5 Approval of a contract with The Office of Cheryl Barton for design development documents for streetscape improvements.**

**Recommendation:** Approval of an agreement with The Office of Cheryl Barton, in the amount of \$294,300, for preparation of design development documents for proposed streetscape improvements in the Civic Plaza Redevelopment Project Area.

**Approved.**

### **2.6 Approval of a continuation agreement and second amendment with CEL, Inc., for environmental consulting services.**

**Recommendation:** Approval of a Continuation Agreement and Second Amendment with Consolidated Engineering Laboratories, Inc. (CEL), in the amount of \$100,000, for a total contract amount not to exceed \$400,000, for environmental consulting services on an as-needed basis, amending the Scope of Services, amending the Fee Schedule, incorporating prevailing wage requirements, and extending the term of the agreement one year, through June 15, 2003.

**Approved.**

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

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### **2.7 Approval of an agreement with EDS for retail recruitment services.**

**Recommendation:** Approval of an agreement with Pat Hurst, dba Economic Development Systems (EDS), in the amount of \$300,000, for retail recruitment services for the Downtown Redevelopment Project Areas, Neighborhood Business District Project Areas and the SNI areas.

**Approved.**

### **2.8 Approval of a Facade Improvement Program Agreement for facade improvements of a building located at 101 – 109 East Santa Clara Street.**

**Recommendation:** Approval of a Facade Improvement Program Agreement, in an amount not to exceed \$165,000, including the contingency of \$15,000, with Helen Ebert Smith, property owner and with the business owners; Guillermo San Cristobal (dba La Casa De La Salud); Aleida Olague (dba Aleida's Beauty Salon); Pham Van Truong (dba Mike's Shoes & Boots); Ngan Huu Nguyen; and Mohammad B. Sami (dba Unique Services), for facade improvements of the building at the corner of Third and Santa Clara Streets.

**Approved.**

### **2.9 Approval of an amendment to the agreement with M. Sandoval Architects for architectural design and construction administration services for the Facade Improvement Program.**

**Recommendation:** Approval of the second amendment to the agreement with M. Sandoval Architects for architectural design and construction administration services for the Facade Improvement Program, in the amount of \$100,000, for a total contract amount not to exceed \$200,000, and extending the term of the agreement from August 30, 2002 to December 31, 2004.

**Approved.**

### **2.10 Approval of a Facade Improvement Program Grant Agreement with Cirone Trust, et al., for the property located at 2951-2999 Union Avenue.**

**Recommendation:** Adoption of a resolution authorizing the Executive Director to negotiate and execute a Facade Improvement Program Grant Agreement with Cirone Trust, et al., owners of the property located at 2951-2999 Union Avenue in the Union and Foxworthy Neighborhood Business Cluster, in the amount of \$227,150, including the contingency of \$20,650, for facade improvements to the building at that location.

**Resolution No. 5330 adopted.**

### 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 contracts for furniture requirements for the San Jose State University/City of San Jose Joint Library Project.

**Recommendations:** Adoption of resolutions:

- (a) Terminating the Agency's agreement with Insource and approving a contract with One Workplace for supply and installation of patron carrel seating for the Joint Library in the amount of \$602,353, 59% of that amount to be reimbursed to the Agency by the University, establishing a contract contingency in the amount of \$30,118, and authorizing the Executive Director to execute contract amendments up to the amount of the contingency.

**Public testimony received. Resolution No. 5331 adopted.**

- (b) Terminating the Agency's agreement with Insource and approving a contract with Contract Office Group for supply and installation of multi-purpose seating for the Joint Library in the amount of \$279,001, 59% of that amount to be reimbursed to the Agency by the University; and establishing a contract contingency in the amount of \$13,950, and authorizing the Executive Director to execute contract amendments up to the amount of the contingency.

**Public testimony received. Resolution No. 5332 adopted.**

## **6 PRIVATE DEVELOPMENT**

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### **6.1 Approval of an Owner Participation Agreement with Genesis Group for the rehabilitation of 90-98 South Second Street.**

**Recommendation:** Approval of an Owner Participation Agreement with Genesis Group, a California General Partnership, whose partners are Green Valley Corporation (Barry Swenson Builders) and Santa Clara Valley Corporation, in an amount not to exceed \$2,900,000, including \$100,000 from the Agency's Facade Improvement program, \$660,000 from an Agency URM Grant, and \$2,140,000 from the Agency's Commercial Building Loan program, for the rehabilitation of 90-98 South Second Street. CEQA: Resolution No. 71039.1

**Public testimony received. Approved. Absent: Shirakawa, Jr.**

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

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### **7.1 Acceptance of the semiannual progress report on the Downtown Parking Management Plan.**

**Recommendations:** Acceptance by the City Council and Agency Board of the semiannual progress report on the Downtown Parking Management Plan.

**Accepted. Absent: Shirakawa, Jr.**

### **7.2 Approval of a continuation agreement and second amendment with the Sedway Group to provide for services in connection with the San Jose Economic Assessment.**

**Recommendation:** Approval by the City Council and Agency Board of a Continuation Agreement and Second Amendment with the Sedway Group, in the amount of \$50,000, for a total amount not to exceed \$145,000, extending the term of the agreement to October 31, 2002, and amending the scope of services, to provide economic development services.

**Approved.**

## **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 3:50 p.m.**