

REDEVELOPMENT AGENCY BOARD

SYNOPSIS

September 10, 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 3:11 p.m.

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

ABSENT: SHIRAKAWA, JR. (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's Century Center Project. Item 7.1 is to be considered in a joint Redevelopment Agency Board/City Council session.

Approved. Absent: Shirakawa, Jr.

1 CEREMONIAL ITEMS

None.

2 CONSENT CALENDAR

2.1 Report of the Rules Committee – August 14, 2002

Vice Mayor Shirakawa, Jr., Chair

(a) Review August 27, 2002 Draft Agenda.

(b) Review August 20, 2002 Draft Agenda.

Approved. Absent: Chavez, Shirakawa, Jr.

2.2 Report of the Rules Committee – August 21, 2002

Vice Mayor Shirakawa, Jr., Chair

(a) Review September 3, 2002 Draft Agenda.

(b) Add new items to August 27, 2002 Agenda.

Approved. Absent: Shirakawa, Jr.

2 CONSENT CALENDAR (Continued)

2.3 Approval of an amendment to the agreement with RHAA for final schematic drawings.

Recommendation: Approval of the second amendment to the agreement with Royston Hanamoto Alley and Abey (RHAA), in the amount of \$62,575, for a total contract amount not to exceed \$396,755, for final schematic drawings associated with the preferred design alternative for the Saint James Park Master Plan Update, and extending the term of the agreement through December 31, 2002.

Approved. Absent: Shirakawa, Jr.

2.4 Approval of Hold Vacant Agreement for real property located at 160 East St. John Street.

Recommendation: Approval of a Hold Vacant Agreement, in the amount of \$192,429, between the Redevelopment Agency and Keith Alan Watt, the property owner, for real property located at 160 East Saint John Street (APN 467-20-018). CEQA: Resolution No. 68905.

Approved. Absent: Shirakawa, Jr.

2.5 Approval of a Continuation Agreement with McGinnis Chen Associates LLP, for forensic architectural and litigation support services in connection with The Tech Museum, amending the Scope of Services to include services related to the Children's Discovery Museum.

Recommendation: Approval of the Continuation Agreement and Fourth Amendment to the agreement with McGinnis Chen Associates LLP (formerly Rosenberg McGinnis AIA, Inc.), in the amount of \$75,000, for a total amount not to exceed \$175,000, for forensic architectural and litigation support services in connection with The Tech Museum, amending the Scope of Services to include services related to the Children's' Discovery Museum, and extending the term of the agreement through June 30, 2003.

Approved. Absent: Shirakawa, Jr.

2.6 Approval of an amendment with Bellecci and Associates, Inc., for engineering and survey services, amending the Scope of Services, the Fee Schedule, incorporating prevailing wage requirements and extending the term of the agreement.

Recommendation: Approval of the fourth amendment to the agreement with Bellecci and Associates, Inc., in the amount of \$100,000, for a total contract amount not to exceed \$500,000, for engineering and survey services on an as-needed basis, amending the Scope of Services, the Fee Schedule, incorporating prevailing wage requirements and extending the term of the agreement one year through September 10, 2003.

Approved. Absent: Shirakawa, Jr.

2.7 Approval of an agreement providing Agency assistance to the Downtown College Preparatory school located at 355 W. San Fernando Street.

Recommendations:

(a) Adoption of a resolution approving an agreement with the “Across the Bridge Foundation/ Downtown College Preparatory,” in an amount not to exceed \$250,000, for assistance in constructing public improvements, and making certain findings.

Public testimony received. Resolution No 5344 adopted. Absent: Shirakawa, Jr.

(b) Adoption of a resolution approving the addition of a Downtown College Preparatory Project line to the Adopted FY 2002-2003 Capital Budget in the amount of \$250,000 in the Merged Redevelopment Area, and amending the FY 2002-2003 Agency Appropriations Resolution.

Public testimony received. Resolution No 5345 adopted. Absent: Shirakawa, Jr.

2.8 Approval of a Continuation Agreement with Meyers, Nave, Riback, Silver & Wilson, for eminent domain legal services.

Recommendation: Approval of a Continuation Agreement and Second Amendment with Meyers, Nave, Riback, Silver & Wilson, in the amount of \$100,000 for a total contract amount not to exceed \$400,000, for eminent domain legal services, extending the term of the agreement by one year, through August 31, 2003.

Approved. Absent: Shirakawa, Jr.

3 NEIGHBORHOOD IMPROVEMENT STRATEGIES

None.

4 HOUSING

None.

5 PUBLIC FACILITIES AND SPACES

None.

6 PRIVATE DEVELOPMENT

6.1 Amendment of the Amended and Restated Agreement regarding Agency Loan Assistance to Zanotto's, located at 40 South Second Street, revising the loan repayment terms.

Recommendation: Adoption of a resolution approving an amendment to the Amended and Restated Agreement regarding Agency Loan Assistance with Zanotto Market, Inc., authorizing the Executive Director to suspend principal and interest payments under the Promissory Note for up to four six-month periods, provided Zanotto Market, Inc., uses the deferred payments exclusively for an advertising and marketing campaign for its downtown store.

Public testimony received. An alternative motion made by Board Members LeZotte and Cortese to include an exclusivity provision failed. Noes: Gonzales, Campos, Chavez, Yeager and Williams. Resolution No. 5346 adopted. Noes: Cortese, Dando, LeZotte. Absent: Shirakawa, Jr.

7 JOINT REDEVELOPMENT AGENCY/COUNCIL

7.1 Approval of the first amendment to the SBLP for building owners and tenants in the downtown and the Neighborhood Business Districts.

Recommendation: Adoption of resolutions by the City Council and Agency Board approving the first amendment to the Small Business Loan Program (SBLP), which provides reduced-rate financing, targeted to downtown and Neighborhood Business Districts, making the total annual receipts program guidelines consistent with the federally established Small Business Association guidelines.

City Council Resolution No. 71207 adopted. Agency Resolution No. 5347 adopted. Absent: Shirakawa, Jr.

CLOSED SESSION REPORT

None.

OPEN FORUM

None.

ADJOURNMENT

The meeting was adjourned at 3:55 p.m.