



REDEVELOPMENT AGENCY BOARD

SYNOPSIS

January 28, 2003

LINDA J. LE ZOTTE
FORREST WILLIAMS
CINDY CHAVEZ
CHUCK REED
NORA CAMPOS

DISTRICT 1
DISTRICT 2
DISTRICT 3
DISTRICT 4
DISTRICT 5

RON GONZALES CHAIR

KEN YEAGER
TERRY GREGORY
DAVID D. CORTESE
JUDY CHIRCO
PAT DANDO - VICE CHAIR

DISTRICT 6
DISTRICT 7
DISTRICT 8
DISTRICT 9
DISTRICT 10

CALL TO ORDER AND ROLL CALL

Mayor Ron Gonzales called the meeting to order at 2:40 p.m.

PRESENT: GONZALES, CHAVEZ, CHIRCO, CORTESE, DANDO, GREGORY, LEZOTTE, REED, YEAGER, WILLIAMS.

ABSENT: CAMPOS (EXCUSED).

ORDERS OF THE DAY

See Item 10 on the City Council Agenda for a description of any City Council Agenda items relating to the Redevelopment Agency.

Items 7.1 and 7.2 to be considered in a Joint Redevelopment Agency Board/City Council session.

Item 5.2 moved and renumbered as 7.2 for consideration during the Joint City Council and Redevelopment Agency portion of the meeting.

Orders of the Day approved. Absent: Campos.

1 CEREMONIAL ITEMS

None.

2 CONSENT CALENDAR

2.1 Approval of Redevelopment Agency Board Meeting Minutes:

Recommendation: Approval of Redevelopment Agency Minutes for:

- (a) Regular Meeting of August 27, 2002
- (b) Regular Meeting of October 8, 2002
- (c) Regular Meeting of October 15, 2002

Approved. Absent: Campos.

2.2 Approval of the First Amendment to the Agreement with Jones & Stokes for environmental consulting services.

Recommendation: Approval of the First Amendment to the Agreement with Jones & Stokes, in the amount of \$250,000, for a total contract amount not to exceed \$350,000, for environmental consulting services.

Approved. Absent: Campos.

3 NEIGHBORHOOD IMPROVEMENT STRATEGIES

None.

4 HOUSING

None.

5 PUBLIC FACILITIES AND SPACES

5.1 Approval of an amendment to the Agreement with Gilbane Building Company for construction management services for the San Jose State University/City of San Jose Joint Library Project.

Recommendation: Approval of an amendment to the Agreement with Gilbane Building Company, in the amount of \$69,000, for a total contract amount not to exceed \$3,669,900, for construction management services for the San Jose State University/City of San Jose Joint Library Project.

Approved. Absent: Campos.

5.2 Approval of the acquisition of property at 152 – 154 Post Street, in the amount of \$550,000, for a potential parking garage.

Recommendation:

- (a) Approval of a Purchase and Sale Agreement with Florence Tainaka, in the amount of \$550,000 plus related closing costs, for the acquisition of property at 152 – 154 Post Street (APN: 259-40-013), for a parking garage.
- (b) City Council and Agency Board approval of the Parking Fund as an alternate funding source for the acquisition of the Post Street properties located on the Greyhound parking garage site.

CEQA: Resolution No. 68839

(Moved and renumbered as Item 7.2)

6 PRIVATE DEVELOPMENT

None.

7 JOINT REDEVELOPMENT AGENCY/COUNCIL

7.1 City Council and Redevelopment Agency actions to approve a lease and related actions for expanded facilities at the Camera 3 Theater, a Purchase and Sale Agreement for the Camera One Theater, and related parking agreements.

Recommendations:

- (a) Adoption of a resolution by the City Council:
 - (1) Accepting the summary and findings of the Summary 33433 Report, pursuant to California Health and Safety Code Section 33433, for the lease of approximately 11,860 square feet of retail space located at 288 South Street, within the public garage on the north side of East San Carlos between South Second Street and South Third Street, to Camera Cinemas Management Corporation, a California corporation, making certain finding and approving the lease; and
 - (2) Approving a Master Lease between the Redevelopment Agency and the City for the Premises, for a twenty-year term, and two five-year options; and
 - (3) Approving a Parking Agreement between the Redevelopment Agency, the City and the Tenant, setting forth the rights of the Tenant with respect to the patron parking in the public garage.
- (b) Adoption of a resolution by the Redevelopment Agency Board:
 - (1) Approving a Lease between the Tenant and the Redevelopment Agency for the Premises, for an initial term of twenty years with two five-year options; and
 - (2) Approving a Master Lease between the Redevelopment Agency and the City for the Premises, for a twenty-year term and two five-year options; and

- (3) Approving a Parking Agreement between the Redevelopment Agency, the City and the Tenant, setting forth the rights of the Tenant with respect to patron parking in the public garage; and
- (4) Approving a Purchase and Sale Agreement between the Redevelopment Agency and James E. Zuur, Mary Ellen Bohnsack, Jack E. NyBlom, Raphaela NyBlom and Dennis Skaggs, Trustor, for the sale to the Redevelopment Agency of the real property located at 366 South First Street for a purchase price of \$1,020,000; and
- (5) Approving such other related documents, as referenced in the Lease, and authorizing the Executive Director to negotiate and execute such documents, where applicable, and authorizing the Executive Director to make minor amendments to the Lease documents as necessary.

CEQA: Resolution No. 68839. PP03-01-011.

Item 7.1 was deferred.

7.2 Approval of the acquisition of the property located at 152-154 Post Street in the amount of \$550,000, for a proposed parking garage.

Recommendations:

- (a) Approval of a Purchase and Sale Agreement with Florence Tainaka in the amount of \$550,000, plus related closing costs, for the acquisition of the property located at 152-154 Post Street for a parking garage.
(APN: 259-40-013)
- (b) City Council and Redevelopment Agency Board approval of the Parking Fund as an alternate funding source for the acquisition of the Post Street properties located on the Greyhound proposed parking garage site.

CEQA: Resolution No. 68839.

Item 7.2 was deferred.

CLOSED SESSION REPORT

None.

OPEN FORUM

None.

ADJOURNMENT

The meeting adjourned at 2:42 p.m.