CITY OF
SAN JOSE
CAPITAL OF SILICON VALLEY

REDEVELOPMENT AGENCY BOARD

SYNOPSIS

November 25, 2003

LINDA J. LEZOTTE	DISTRICT 1		KEN YEAGER	DISTRICT 6
FORREST WILLIAMS	DISTRICT 2		TERRY GREGORY	DISTRICT 7
CINDY CHAVEZ	DISTRICT 3	RON GONZALES CHAIR	DAVID CORTESE	DISTRICT 8
CHUCK REED	DISTRICT 4		JUDY CHIRCO	DISTRICT 9
NORA CAMPOS	DISTRICT 5		PAT DANDO	DISTRICT10

CALL TO ORDER AND ROLL CALL

Vice Mayor Pat Dando called the meeting to order at 4:20 p.m.

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

ABSENT: GONZALES (EXCUSED)

ORDERS OF THE DAY

Items recommended to be added, dropped, or deferred are usually approved under Orders of the Day unless the Council directs otherwise.

Item 7.1 is to be considered in a joint Redevelopment Agency/City Council session.

See Item 10 on the City Council Agenda for description of any City Council agendized items relating to the Redevelopment Agency.
Orders of the day approved. Absent: Gonzales.

1 CEREMONIAL ITEMS

None.

2 CONSENT CALENDAR

2.1 Approval of Board Meeting Minutes:

Recommendation: Approval of Redevelopment Agency Minutes for the Regular meeting of September 16, 2003.
Approved. Absent: Gonzales.

2.2 Report of the Rules Committee – November 5, 2003.
Vice Mayor Dando, Chair

(a) Review November 18, 2003 Draft Agenda.
(b) Changes to the November 11, 2003 Agenda. (Cancelled)
(c) Staff reports outstanding for November 11, 2003.

Approved. Absent: Gonzales.

2.3 Report of the Rules Committee – November 12, 2003.

Vice Mayor Dando, Chair
(a) Review November 25, 2003 Draft Agenda.
(b) Changes to the November 18, 2003 Agenda.
(c) Staff reports outstanding for November 18, 2003.
Approved. Absent: Gonzales.

2.4 Approval of an amendment to the agreement with LSA Associates, Inc., for completion of the Environmental Impact Report for the Brandenburg Site.

Recommendation: Approval of the first amendment to the agreement with LSA Associates, Inc., in an amount not to exceed $24,500, for a total contract amount not to exceed $189,500, for completion of the Environmental Impact Report for the redevelopment of the Brandenburg Site.
Approved. Absent: Gonzales.

2.5 Award of a construction contract to Atlantic Richfield for the removal of underground storage tanks, associated product piping, and dispensers at the former gasoline service station.

Recommendation: Adoption of a resolution awarding a construction contract, in the amount of $152,795, to Atlantic Richfield for the removal of underground storage tanks, associated product piping, and dispensers at the former gasoline service station, Coast Gas, located at 1702 Story Road, authorizing the Executive Director to approve change orders as allowed under the agreement, and establishing a contingency in the amount $15,000, and for a total Agency project budget of $167,795. CEQA: Draft Initial Study/Mitigated Negative Declaration for the Story/King Project, dated February 2002, SP 03-015.
Resolution No. 5449 adopted. Absent: Gonzales.

2.6 Approval of an agreement with the San Jose Conservation Corps for community improvement services in various SNI Areas.

Recommendation: Approval of an agreement with the San Jose Conservation Corps, in the amount of $170,000, for community improvement services in various SNI neighborhoods, and authorizing the Executive Director to extend the term one additional year at no additional budget cost. CEQA: Resolution No. 71042, PP03-05-144.
Approved. Absent: Gonzales.

2.7 Approval of an agreement with City Year San Jose/Silicon Valley to provide City Year teams to conduct community-organizing services in various SNI Areas.

Recommendation: Approval of an agreement with City Year San Jose/Silicon

Valley, in an amount not to exceed $120,000, to provide City Year teams to conduct community-organizing services in the University, Washington, Five Wounds/ Brookwood Terrace, Tully-Senter, and K.O.N.A. Strong Neighborhoods Initiative areas, for a period of one year. CEQA: Resolution No. 71042, PP03-11-363. **Approved. Absent: Gonzales.**

3 NEIGHBORHOOD IMPROVEMENT STRATEGIES

None.

4 HOUSING

None.

5 PUBLIC FACILITIES AND SPACES

None.

6 PRIVATE DEVELOPMENT

6.1 Approval for issuance of Requests for Proposals for certain Agency-owned properties.

Recommendation: Approval for the issuance of a Request for Proposals to solicit interest in the North San Pedro Housing development site, located generally north of West Saint James Street between the Market Street/Coleman overpass on the east and Highway 87 on the west.

Board Member Chavez made the following additions to the motion:

1) **Add a section within the body of the RFP, outlining the City Requirements from Addendum I to the RFP regarding non-discrimination in contracts, San Jose First Source Hiring Ordinance, and City Prevailing Wage policy;**
2) **Within the Neighborhood Context section of the RFP, elaborate on the historic nature of the surrounding communities to the east (St. James and Hensley), the north (Vendome) and the south (Downtown & River Street). In addition, outline opportunities for linking existing/future parks and plazas via urban trails/pedestrian linkages;**
3) **Include in the Respondent's Experience section of the RFP, support documentation demonstrating success in buyer/renter satisfaction regarding**

after-sale/ongoing property maintenance/management and operations for the uses proposed by the developer, as appropriate;

4) Insure goals/objectives and/or criteria for the RFP encourage a mix of types (rental/for sale & highrise/midrise/lowrise), targeting specific populations (i.e. Affordable housing for artists), and mixed-use development that includes grocery;

5) Include in the Respondent's Experience section of the RFP, relationships with potential retail tenants that would facilitate occupation of ground floor space;

6) Include in the Criteria section of the RFP, language clarifying the importance of successful community outreach experience;

7) Modify statement 1(a) in the Criteria section of the RFP to read: "Ability of the developers and architects to implement high quality multifamily residential development projects at budget and with timely project delivery, including a limitation on claims or delays that may affect project timeliness",

8) Review the list of panelists with Mayor's office;

9) Distribute to Council the RFP mailing list.

Approved. Absent: Gonzales, Yeager.

7 JOINT REDEVELOPMENT AGENCY/COUNCIL

7.1 City Council and Agency Board actions related to issuance of Merged Area Redevelopment Project Tax Allocation Bonds Series 2003 in an amount not to exceed $145,000,000.

Recommendation:

(a) Adoption of a resolution by the Agency Board:

(1) Authorizing the issuance of Merged Area Redevelopment Project Tax Allocation Bonds Series 2003 in a principal amount not to exceed $145,000,000; and approving in substantially final form the Fifth Supplemental Indenture of Trust with Union Bank, as Trustee; and,

(2) Approving in substantially final form, the Notice of Sale and Preliminary Official Statement (POS), and authorizing the distribution of the Notice Inviting Bids and POS; and,

(3) Authorizing the Executive Director to award the Bonds to the lowest bidder, based on a true interest cost not to exceed six percent, with underwriter fees not to exceed three percent of the par amount; and,

(4) Authorizing all officers, agents and employees to take such actions and execute such documents necessary and desirable to accomplish issuance of the Bonds; and,

(5) Authorizing Stone & Youngberg, the Agency's Financial Advisor, to bid on the sale of the Bonds; and,

(6) Authorizing the Executive Director to qualify the Bonds for municipal bond insurance and to purchase a surety bond.

(b) Adoption of a resolution by the City Council approving the issuance of Merged Area Redevelopment Project Tax Allocation Bonds Series 2003 in a principal amount not to exceed $145,000,000.

Public testimony received. Agency Resolution No. 5450 adopted. City Council Resolution No. 71842 adopted. Noes: Reed. Absent: Gonzales, Campos.

CLOSED SESSION REPORT

None.

OPEN FORUM

None.

ADJOURNMENT

The meeting adjourned at 4:36 p.m.