



REDEVELOPMENT AGENCY BOARD

SYNOPSIS

May 13, 2003

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

CALL TO ORDER AND ROLL CALL

Mayor Ron Gonzales called the meeting to order at 3:49 p.m.

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

ABSENT: CAMPOS (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 Board/City Council session.

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

Orders of the Day approved. Absent: Campos.

1 CEREMONIAL ITEMS

None.

2 CONSENT CALENDAR

2.1 Acceptance of Agency Financial Reports

- (a) Monthly Financial Statements – March 2003
- (b) Capital Cost Report - March 2003
- (c) Cash Flow Projection

Approved. Absent: Campos.

2.2 Report of the Rules Committee – April 16, 2003

Vice Mayor Dando, Chair

- (a) Review April 29, 2003 Draft Agenda.
- (b) Add new items to the April 22, 2003 Agenda.
- (c) Staff reports outstanding for April 22, 2003.

Approved. Absent: Campos.

2.3 Report of the Rules Committee – April 23, 2003

Vice Mayor Dando, Chair

- (a) Review May 6, 2003 Draft Agenda.
- (b) Add new items to the April 29, 2003 Agenda.
- (c) Staff reports outstanding for April 29, 2003.

Approved. Absent: Campos.

2.4 Approval of an amendment to the agreement with Johns/Rife Group for move management services for the new Dr. Martin Luther King Jr., Library Project.

Recommendation: Approval of the first amendment to the agreement between the Redevelopment Agency of the City of San Jose and the Trustees of the California State University, on behalf of San Jose State University, and Johns/Rife Group, in the amount of \$43,370, for a total amount not to exceed \$214,595, for move management services for the new Dr. Martin Luther King Jr., Library Project, revising the scope of services and extending the term by two months.

Approved. Absent: Campos.

3 NEIGHBORHOOD IMPROVEMENT STRATEGIES

None.

4 HOUSING

None.

5 PUBLIC FACILITIES AND SPACES

5.1 Award of a contract for the construction of off-site improvements at the Horace Mann Elementary School.

Recommendation: Award of a construction contract to Wattis Construction Co., the low bidder, in the amount of \$332,922, for the construction of off-site improvements at the Horace Mann Elementary School at Santa Clara Street, between Sixth and Seventh Streets, and establishment of a construction contingency in the amount of \$33,293, for a total project commitment of

\$366,215. CEQA: Negative Declaration, adopted by the San Jose Unified School District Resolution No. 2001-12-14-05.

Approved. Absent: Campos.

6 PRIVATE DEVELOPMENT

None.

7 JOINT REDEVELOPMENT AGENCY/COUNCIL

7.1 Approval of a Cooperation Agreement between the City and the Agency relating to real property conveyances at the Second and Santa Clara Streets parking lot site.

Recommendations:

- (a) Approval of a Cooperation Agreement between the City and the Agency authorizing the City Manager and Executive Director to negotiate, execute, accept and record all necessary documents required to convey the property interests and implement the actions described in the Agreement; and,
- (b) Adoption of resolutions by the City Council and Agency Board authorizing the City Manager and Executive Director to negotiate and execute reciprocal easement agreements with other property owners regarding access easements, and the use and maintenance of common areas and other shared interests in the property consistent with the terms outlined in the approved Disposition and Development Agreement with CIM Group for the development of mixed-use infill projects in the Downtown core.

CEQA: Resolution No. 71039.1, RCP02-012, 013, and 014.

Board Member Chavez directed staff to prepare a map of the pedestrian easements for the 2nd/3rd Street parking lot project and to update maps as the easements change. Approved. Resolution No. 5404 adopted. City Council Resolution No. 71554 adopted. Absent: Campos.

CLOSED SESSION REPORT

The Board authorized the City Attorney's Office to initiate litigation in one matter. The name of the action and the defendants will be disclosed upon inquiry once the City Attorney's Office files the complaint.

OPEN FORUM

Mr. Danny Garza of the Mexican-American Political Association voiced concerns regarding the Plato-Arroyo SNI neighborhood.

Mr. Jim Cuneen spoke about a proposal for Downtown development.

ADJOURNMENT

The meeting adjourned at 3:51 p.m.