

REDEVELOPMENT AGENCY AMENDED AGENDA

NOVEMBER 25, 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

Welcome to the San Jose Redevelopment Agency's Board meeting. Our Board is composed of the ten City Council Members and the Mayor, who serve as our Boardmembers and Chairperson.

Attached is the Redevelopment Agency's agenda for this meeting. The Agenda contains both a Consent Calendar section for routine business items requiring Redevelopment Agency approval, as well as general business items arranged corresponding to the Agency's Critical Service Areas. The Critical 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 Critical 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 provide input on agenda items by filling out a BLUE Speaker's Card and submitting it to the Agency's Clerk seated at the front table. If you wish to address the Redevelopment Agency about an issue that is not on the agenda, you may speak during the "Open Forum" during the City Council's meeting. The Council/Agency is unable to take action on issues presented during "Open Forum." If you wish to speak to the Agency, some tips to help you are noted below:

- **Submit a speaker's card before the meeting and before the item is heard.** This will ensure that your name is called for the item(s) you wish to address, and ensure 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 Agency 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 meets on Tuesdays, following the City Council's meeting at 1:30 p.m. Agendas of future meetings are posted outside City Hall's main entrance and at: www.sjredevelopment.org.

To arrange an accommodation under the Americans with Disabilities Act to participate in this public meeting, please call 1 (408) 277-4424 or 1 (408) 998-5299 (TTY) at least two business days before the meeting.

On occasion the Redevelopment Agency may consider agenda items out of order.

- **Call to Order and Roll Call**

9:30 a.m. - Closed Session, Room 600, City Hall

See Separate Agenda

1:30 p.m. - Regular Session, Council Chambers, City Hall

- **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.

- * Items marked with an asterisk denote changes or additions to the previously published Agenda for this meeting.

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 agenda items relating to the Redevelopment Agency.

1 CEREMONIAL ITEMS

2 CONSENT CALENDAR

Notice to the public: There will be no separate discussion of Consent Calendar items as they are considered to be routine by the Agency and will be adopted by one motion. If a member of the Redevelopment Agency, staff, or public requests discussion on a particular item, that item will be removed from the Consent Calendar and considered separately.

2.1 Approval of Board Meeting Minutes:

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

2 CONSENT CALENDAR

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.

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.

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 \$189,000, for completion of the Environmental Impact Report for the redevelopment of the Brandenburg Site. [JULIAN STOCKTON]

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 [STORY ROAD]

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. [SNI]

2 CONSENT CALENDAR

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. [SNI]

3 NEIGHBORHOOD IMPROVEMENT STRATEGIES

4 HOUSING

5 PUBLIC FACILITIES AND SPACES

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. [MERGED]

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.

[MERGED]

- **Closed Session Report**
- **Open Forum - To be heard jointly with City Council Public Discussion.**
- **Adjournment**