

Memorandum

TO: HONORABLE MAYOR
AND CITY COUNCIL

FROM: Katy Allen
James Helmer
Paul Krutko
Jennifer A. Maguire

SUBJECT: SEE BELOW

DATE: April 13, 2009

Approved

Christine S. Shypp

Date

4/20/09

COUNCIL DISTRICT: 2, 3, & 4
SNI AREA: Various

SUBJECT: ADOPTION OF APPROPRIATION ORDINANCE AND FUNDING SOURCES RESOLUTION AMENDMENTS IN THE SERVICES FOR REDEVELOPMENT CAPITAL PROJECTS FUND (CITY-SIDE REDEVELOPMENT FUND) IN THE AMOUNT OF \$437,140 FOR 2008-2009 AND ADOPTION OF RESOLUTIONS MAKING CERTAIN DETERMINATIONS REGARDING THE EXPENDITURE OF AGENCY FUNDS ON CERTAIN PUBLIC IMPROVEMENTS

RECOMMENDATION

- 1) Adopt the following Appropriation Ordinance and Funding Sources Resolution amendments in the Services for Redevelopment Capital Projects Fund (City-side Redevelopment Fund) for 2008-2009:
 - a) Increase the estimate for Earned Revenue by \$437,140.
 - b) Establish an appropriation to the Department of Public Works for the 460 Park Avenue Building Demolition Project (PSM 576) in the amount of \$50,000.
 - c) Establish an appropriation to the Department of Transportation for the Agency Traffic Signal Painting Project (PSM 572) in the amount of \$200,000.
 - d) Increase the appropriation to the Office of Economic Development for the Edenvale Community Center Public Art Project (PSM 508 Amendment #1) in the amount of \$187,140.

- 2) It is also recommended that the Council adopt resolutions making certain determinations regarding the related expenditure of Redevelopment Agency funds on certain public improvements in connection with
 - a) The Agency Traffic Signal Painting Project as more specifically described in the memorandum from the Redevelopment Agency, dated March 2, 2009 attached hereto, and
 - b) The Edenvale Community Center Public Art Project as more specifically described in the memorandum from the Redevelopment Agency, dated November 6, 2008 attached hereto.

OUTCOMES

The City Council's approval of the recommended actions will provide for painting of traffic signals in the Greater Downtown, the demolition of the 460 Park Avenue building, and public art in the Edenvale Redevelopment Area.

BACKGROUND

The San Jose Redevelopment Agency has requested City services in the implementation of Agency projects. These proposed amendments are necessary to account for City-side expenditures on Redevelopment Agency projects.

ANALYSIS

460 Park Avenue Building Demolition Project

The 460 Park Avenue Building Demolition Project provides for assistance in eliminating blight by enhancing the appearance of a neighborhood in the Delmas Park Redevelopment Area. This funding provides for the demolition of the city-owned structure commonly known as the "PAL" building. This vacant building is a serious blight condition, which has become an attractive nuisance for illegal activity. The Department of Public Works will assign necessary staff to provide on-site inspections, technical input for the project, historical evaluation of the 460 Park Avenue and associated structures, as well as coordination with the various individuals involved. The Redevelopment Agency will bid the project and manage the abatement/demolition contract. The source of funding for this project would be a transfer from the Redevelopment Agency in the total amount of \$50,000.

04-13-09

SUBJECT: **ADOPTION OF APPROPRIATION ORDINANCE AND FUNDING SOURCES
RESOLUTION AMENDMENTS IN THE SERVICES FOR REDEVELOPMENT
CAPITAL PROJECTS FUND (CITY-SIDE REDEVELOPMENT FUND).**

Page 3

Agency Traffic Signal Painting Project

The Agency Traffic Signal Painting Project provides for assistance in eliminating blight by removing obsolete signage and removing graffiti and peeling paint from existing traffic signal poles in the Rincon de Los Esteros and Merged Redevelopment Project Areas. Improvement to the traffic signal poles includes painting the poles, mastarms, signal heads, pedestrian heads, pushbuttons and related appurtances and providing a clean, more attractive street and pedestrian environment. The Department of Transportation will manage the bid and award process and inspection of the project. The source of funding for this project would be a transfer from the Redevelopment Agency in the total amount of \$200,000.

Edenvale Community Center Public Art

The Edenvale Community Center Public Art Project provides funding for Public Art in the Edenvale Redevelopment Area. The Office of Cultural Affairs under the Office of Economic Development will design, fabricate, and install public art at the Edenvale Community Center as well as initiate a multitude of small projects that provide greater public benefit within the Edenvale Redevelopment Area. The source of funding for this project would be a transfer from the Redevelopment Agency in the total amount of \$187,140.

EVALUATION AND FOLLOW-UP

These projects are currently within budget and on schedule. No additional follow up actions with the Council are expected at this time.

POLICY ALTERNATIVES

Not applicable

PUBLIC OUTREACH/INTEREST

- Criterion 1:** Requires Council action on the use of public funds equal to \$1 million or Greater. **(Required: Website Posting)**
- Criterion 2:** Adoption of a new or revised policy that may have implications for public health, safety, quality of life, or financial/economic vitality of the City. **(Required: E-Mail Website Posting)**
- Criterion 3:** Consideration of proposed changes to service delivery, programs, staffing that may have impacts to community services and have been identified by staff, Council or a Community group that requires special outreach. **(Required: E-mail, Website Posting, Community Meetings, Notice in appropriate newspapers)**

HONORABLE MAYOR AND CITY COUNCIL

04-13-09

SUBJECT: **ADOPTION OF APPROPRIATION ORDINANCE AND FUNDING SOURCES
RESOLUTION AMENDMENTS IN THE SERVICES FOR REDEVELOPMENT
CAPITAL PROJECTS FUND (CITY-SIDE REDEVELOPMENT FUND).**

Page 4

Although this project does not meet the \$1 million threshold for Criterion 1, this memorandum is posted on the City's website for the May 5th, 2009 Council Agenda.

COORDINATION

This project and memorandum have been coordinated with the City Attorney's Office and the San Jose Redevelopment Agency.

FISCAL/POLICY ALIGNMENT

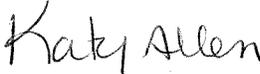
These projects are consistent with the Council-approved Budget Strategy to continue with capital improvement projects that keep money flowing to our economy.

COST IMPLICATIONS

1. AMOUNT OF RECOMMENDATION/ COST OF PROJECTS: \$437,140
2. SOURCE OF FUNDING: 450 - Services For Redevelopment Capital Projects Fund
3. OPERATING COSTS: The 460 Park Avenue Building Demolition project and Agency Traffic Signal Painting Project do not anticipate an increase to operating and maintenance costs per Department review. The Edenvale Community Center Public Art Project on-going operating costs for the public art are estimated at approximately \$500 for both time and materials and are funded through the various Capital Funds supporting the individual public art projects.

CEQA

CEQA: 460 Park Avenue Building Demolition Project: Exempt, File No. PP08-256;
Agency Traffic Signal Painting project: Exempt, File No. PP09-071; Edenvale Community
Center Public Art: Exempt, File No. PP05-184.


KATY ALLEN
Director, Public Works Department


JAMES HELMER
Director, Transportation Department

HONORABLE MAYOR AND CITY COUNCIL

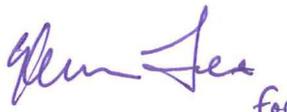
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RESOLUTION AMENDMENTS IN THE SERVICES FOR REDEVELOPMENT
CAPITAL PROJECTS FUND (CITY-SIDE REDEVELOPMENT FUND).**

Page 5



PAUL KRUTKO
Director, Office of Economic Development



JENNIFER A. MAGUIRE
Budget Director

I hereby certify that there will be available for appropriation in the Services for Redevelopment Capital Projects Fund (City-side Redevelopment Capital Fund) in the Fiscal Year 2008-2009 monies in excess of those heretofore appropriated there from, said excess being at least \$437,140.



JENNIFER A. MAGUIRE
Budget Director

For more information regarding this project, contact:

460 Park Avenue Building Demolition Project: Fred Sabour, Project Manager (408) 535-8420

Agency Traffic Signal Painting Project: Tom Ferguson, Project Manager, (408) 277-3056

Edenvale Community Center Public Art: Jennifer Easton, Public Art Senior Project Coordinator,
(408) 277-5144

THE REDEVELOPMENT AGENCY OF THE CITY OF SAN JOSE

MEMORANDUM

TO: KENN LEE CAPITAL BUDGET COORDINATOR	FROM: BOB RUFF ASSISTANT DIRECTOR OF PROJECT MANAGEMENT
SUBJECT: SEE BELOW	DATE: March 2, 2009

SUBJECT: DETERMINATIONS REGARDING FUNDS TRANSFERRED TO THE CITY FOR PUBLIC IMPROVEMENT PROJECT

The Agency has transferred \$200,000 to fund the Department of Transportation to manage the Agency Traffic Signal Pole Painting Project.

Before these funds can be spent by the city, the City Council must make certain determinations under Redevelopment law H & S Code Section 33445 regarding the benefit to the project areas. A brief summary for the public improvement project is provided below.

1. The painting of the traffic signal poles and mast arms are of benefit to the Rincon de Los Esteros and the Merged Redevelopment Project areas in the Greater Downtown by removing obsolete signage and eliminating peeling paint on the poles and by the painting of the poles according to the recommendations of the streetscape improvement plans for the project areas.
2. This project is not currently included in the City's Capital Budget and there are no other reasonable means of financing the project.
3. The pole painting project eliminates blight by removing graffiti and peeling paint from existing traffic signal poles, unifies each street segment with a consistent treatment to each traffic signal pole, and provide a clean, more attractive street and pedestrian environment. The improvements are consistent with the Downtown Streetscape Master Plan and the Downtown Street and Pedestrian Lighting Plan, which were approved by City Council in 2003. These Master Plans provides

guidelines for a number of planned public realm improvements within the Greater Downtown. The project is also consistent with the plan for Rincon's Vision North San Jose.

4. The project supports the various goals in the adopted five year Redevelopment Agency Implementation Plan, including:

Goal: Provide public infrastructure improvements to support private development.

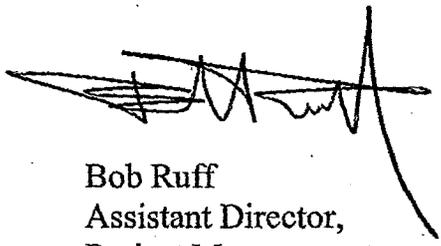
Objectives: Implement the Downtown Streetscape Master Plan as funding is available

Goal: Establish the Downtown as the 24-hour center of urban life and activity.

Objectives:

- Use public investment in land, infrastructure, and public-use space to attract and stimulate private investment.
- Continue design and construction of Downtown infrastructure.

Please proceed to incorporate the necessary findings for the public project identified above into a future City Council memo requesting Adoption of Appropriation Ordinance and Funding Sources Resolution Amendments to the City-side Redevelopment Fund.



Bob Ruff
Assistant Director,
Project Management

Attachment

- cc: David Baum
Sandy Shayesteh
Tom Murtha

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THE REDEVELOPMENT AGENCY OF THE CITY OF SAN JOSE

MEMORANDUM

TO: KENN LEE CAPITAL BUDGET COORDINATOR	FROM: BILL EKERN DIRECTOR
SUBJECT: SEE BELOW	DATE: NOVEMBER 6, 2008
APPROVED:	DATE:

SUBJECT: DETERMINATIONS REGARDING FUNDS TRANSFERRED
TO THE CITY FOR INCLUSION IN A PUBLIC ART POOL

The Agency has transferred funds relating to public art for the Edenvale Community Center in the Strong Neighborhoods Initiative Project Area, a portion of these funds will also be used to develop other art projects within Redevelopment Project Areas through the pooling of various public art fund sources. These projects will be consistent with the programs and processes outlined in the adopted Public Art Master Plan.

Before these funds can be spent by the City, the City Council must make certain determinations under Redevelopment Law, H & S Code Section 33445, regarding the benefit to the project areas. A brief summary for the public improvement project is provided below.

1. The Public Art Master Plan contemplates the use of Redevelopment Agency and other funds to not only design and install public art in specific project, but where appropriate to use funds from a multitude of small projects and surplus percentage for art funds to identify and fund larger art projects that provide greater public benefit within the Redevelopment Project Areas.
2. Funding for the Pooled Art fund is not currently included in the City's Capital Budget and there are no other funding sources.
3. The Pooled Art Fund projects will be developed in coordination with other Redevelopment Agency projects and will be used in support of redevelopment activities to alleviate blight in the project area. Specific

projects will be developed and defined as sufficient dollars are available in the fund.

4. The Adopted Five Year Implementation Plans for the Merged Redevelopment Project Area and the Strong Neighborhoods Initiative Project Area anticipate and support implementation of the Public Art Master Plan.

Please proceed to incorporate the necessary findings for the public project identified above into a future City Council memo requesting Adoption of Appropriation Ordinance and Funding Sources Resolution Amendments to the City-side Redevelopment Fund.



Bill Ekern
Director of Project Management