

# **REDEVELOPMENT AGENCY BOARD**

## **MINUTES**

**March 29, 2005**

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  
VACANT  
DAVID D. CORTESE  
JUDY CHIRCO  
NANCY PYLE

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 Board members and Chairperson.

This Agenda contains both a Consent Calendar section for routine business items requiring Board approval, and general business items arranged to correspond to the Agency's Core Service Areas. The Core 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 Core 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 speak to the Board about items on the agenda by submitting a Speaker's Card to the Agency's Clerk seated at the front table. If you wish to address the Board about an issue that is not on the Board agenda, you may speak during the "Open Forum" during the City Council's meeting. The Board is unable to discuss or take action on issues presented during Open Forum. According to State Law (the Brown Act), items must first be noticed on the agenda before any discussion or action. Tips for speaking to the Board:

- **Please submit a Blue Speaker's Card before the meeting or before the item is heard.** This ensures that your name is called for item(s) you wish to address, and that 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 Board 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's Board meets on Tuesdays, following the City Council meeting at 1:30 p.m. Agendas of future meetings are posted immediately outside City Hall's main entrance and at: [www.sjredevelopment.org](http://www.sjredevelopment.org).

## **CALL TO ORDER AND ROLL CALL**

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Mayor Ron Gonzales called the meeting to order at 3:30 p.m.

**PRESENT: GONZALES, CAMPOS, CHAVEZ, CHIRCO, CORTESE,  
LEZOTTE, PYLE, REED, YEAGER, WILLIAMS.**

**ABSENT: NONE.**

**VACANT: DISTRICT 7 SEAT.**

## **ORDERS OF THE DAY**

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

Item 8.1 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**

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NONE.

### **2 CONSENT CALENDAR**

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#### **2.1 Approval of Board Meeting Minutes:**

**Recommendation:** Approval of Redevelopment Agency Minutes for:

- (a) Regular meeting of February 8, 2005.
- (b) Regular meeting of February 15, 2005.

Documents Filed: The Redevelopment Agency Minutes of February 8 and February 15, 2005.

Action: Minutes of the Redevelopment Agency meeting of February 8 and February 15, 2005 were approved. MSC (10-0-0).

## **2 CONSENT CALENDAR (Continued)**

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Item 2.2

### **2.2 Report of the Rules Committee – March 9, 2004.**

- (a) Review March 22, 2005 Draft Agenda.
- (b) Addition of new items to the March 15, 2005 Agenda: Cancelled
- (c) Staff Reports Outstanding for the March 15, 2005 Agenda.

Document Filed: The Agency Rules Committee Report of March 9, 2005.

Action: The Agency Rules Committee Report of March 9, 2005 was approved.  
MSC (10-0-0).

### **2.3 Report of the Rules Committee – March 16, 2004.**

- (a) Review March 29, 2005 Draft Agenda.
- (b) Addition of new items to the March 22, 2005 Agenda.
- (c) Staff Reports Outstanding for the March 22, 2005 Agenda.

Document Filed: The Agency Rules Committee Report of March 16, 2005.

Action: The Agency Rules Committee Report of March 16, 2005 was approved.  
MSC (10-0-0).

## **3 GENERAL**

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NONE.

## **4 NEIGHBORHOOD IMPROVEMENT STRATEGIES**

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NONE.

## **5 HOUSING**

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NONE.

## 6 PUBLIC FACILITIES AND SPACES

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NONE.

## 7 PRIVATE DEVELOPMENT

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NONE.

## 8 JOINT REDEVELOPMENT AGENCY/COUNCIL

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### 8.1 Extension of Time Limits for certain Redevelopment Plans for the San Jose Redevelopment Project Areas.

**Recommendation:** Public Hearing and adoption of ordinances by the City Council:

- (a) Amending the time limitations extending by one year the effectiveness of the redevelopment plan and the last day to repay indebtedness or receive property taxes with respect to the Redevelopment Plans for The Alameda, Alum Rock Avenue, East Santa Clara Street, Park Center Plaza, San Antonio Plaza, Story Road, and West San Carlos Street Redevelopment Project Area.
- (b) Making certain findings consistent with California Redevelopment Law Sections 33333.2(d)(2)(B) and 33333.6(e)(2)(D); and amending the time limitations extending by one year the effectiveness of the redevelopment plan and the last day to repay indebtedness or receive property taxes with respect to the Redevelopment Plans for the Century Center (Original), Edenvale, Guadalupe-Auzerais, Japantown, Julian-Stockton, Market Gateway, Olinder, Pueblo Uno, and Rincon de los Esteros (except 3<sup>rd</sup> Expansion) Redevelopment Project Areas.

Document Filed: Memorandum from Executive Director dated March 29, 2005 recommending the extension of time limits for certain Redevelopment Plans for the San Jose Redevelopment Project Areas.

Discussion: Public testimony was received from Mr. William Garbett.

**8 JOINT REDEVELOPMENT AGENCY/COUNCIL (Continued)**

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Item 8.1(b) – Continued

Actions: Public Hearing held and City ordinance 27388 approved amending the time limitations extending by one year the effectiveness of the redevelopment plan and the last day to repay indebtedness or receive property taxes with respect to the Redevelopment Plans for The Alameda, Alum Rock Avenue, East Santa Clara Street, Park Center Plaza, San Antonio Plaza, Story Road, and West San Carlos Street Redevelopment Project Area. MSC (10-0-0).

Public Hearing held and City ordinance 27389 approved making certain findings consistent with California Redevelopment Law Sections 33333.2(d)(2)(B) and 33333.6(e)(2)(D); and amending the time limitations extending by one year the effectiveness of the redevelopment plan and the last day to repay indebtedness or receive property taxes with respect to the Redevelopment Plans for the Century Center (Original), Edenvale, Guadalupe-Auzerais, Japantown, Julian-Stockton, Market Gateway, Olinder, Pueblo Uno, and Rincon de los Esteros (except 3<sup>rd</sup> Expansion) Redevelopment Project Areas. MSC (10-0-0).

**CLOSED SESSION REPORT**

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NONE.

**OPEN FORUM**

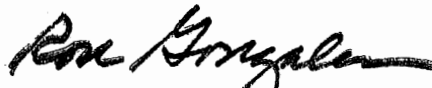
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NONE.

**ADJOURNMENT**

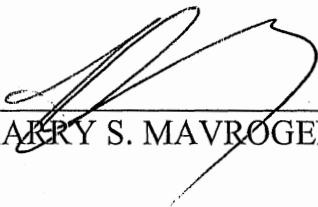
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The meeting was adjourned at 3:35 p.m.



RON GONZALES, CHAIR

ATTEST:



HARRY S. MAVROGENES, SECRETARY