



# **REDEVELOPMENT AGENCY MINUTES**

**SEPTEMBER 13, 2005**

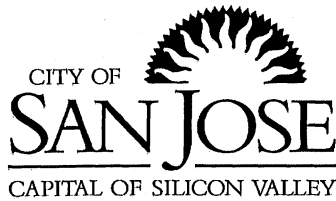
LINDA J. LE ZOTTE  
FORREST WILLIAMS  
CINDY CHAVEZ  
CHUCK REED  
NORA CAMPOS

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 Boardmembers and Chairperson.

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."

The Agenda following this page contains 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 City Clerk or Agency's Clerk during the meeting. 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 items 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 speaker's podium.
- 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.

If you have any questions, please direct them to the 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.

Meeting agendas are posted outside City Hall and the agendas and Agency Board Staff Reports may be viewed on the Internet at <http://www.sjredevelopment.org/agendas.htm>. To arrange an accommodation under the Americans with Disabilities Act to participate in this public meeting, please call (408) 535-1260 or (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**

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

**ABSENT: None.**

**VACANT: DISTRICT 7 SEAT.**

- **Orders of the Day**

Upon motion by Board Member Chavez, seconded by Board Member Campos, and unanimously carried, the Orders of the Day and the Amended Agenda were approved. (9-0-1). Absent: Yeager.

## **1 CEREMONIAL ITEMS**

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None.

## **2 CONSENT CALENDAR**

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### **2.1 Report of the Rules Committee – August 10, 2005.**

- (a) Review August 23, 2005 Draft Agenda.
- (b) Addition of new items to the August 16, 2005 Agenda.
- (c) Staff Reports Outstanding for the August 16, 2005 Agenda.

Documents Filed: None.

Action: The Report of the Rules Committee of August 10, 2005 was accepted. (9-0-1). Absent: Yeager.

## **2 CONSENT CALENDAR**

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### **2.2 Report of the Rules Committee – August 17, 2005.**

- (a) Review August 30, 2005 Draft Agenda.
- (b) Addition of new items to the August 23, 2005 Agenda.
- (c) Staff Reports Outstanding for the August 23, 2005 Agenda.

Documents Filed: None.

Action: The Report of the Rules Committee of August 17, 2005 was accepted. (9-0-1). Absent: Yeager.

### **2.3 Report of the Rules Committee – August 24, 2005.**

- (a) Review September 6, 2005 Draft Agenda, Drop – Meeting Cancelled.
- (b) Addition of new items to the August 30, 2005 Agenda.
- (c) Staff Reports Outstanding for the August 30, 2005 Agenda.

Documents Filed: None.

Action: The Report of the Rules Committee of August 24, 2005 was accepted, (9-0-1). Absent: Yeager.

## **3 GENERAL**

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### **3.1 Acceptance of Agency Financial Reports**

- (a) Monthly Financial Statements – July 2005
- (b) Capital Cost Report - July 2005
- (c) Cash Flow Projection - July 2005

Documents Filed: Memorandum from Executive Director of Redevelopment Agency Harry S. Mavrogenes, dated September 13, 2005, recommending acceptance of the Financial Statements for July 2005.

Action: Upon motion by Board Member Campos, seconded by Board Member Reed, and unanimously carried, the report was accepted. (8-1-1). Absent: Yeager. Noes: LeZotte.

## **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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### **6.1 Award of a contract for construction of the Market Almaden Neighborhood Lighting Project.**

**Recommendation:** Adoption of a resolution awarding a contract to Pacific Electric Company, the low bidder, in the lump sum amount of \$856,050, and establishing a 10% construction contingency, in a total amount not to exceed \$941,655, for the construction of the Market Almaden Neighborhood Lighting Project. CEQA: Exempt, File No. PP05-134 [SNI] **(HEARD LAST)**

Documents Filed: Memorandum from Executive Director of Redevelopment Agency Harry S. Mavrogenes, dated September 13, 2005, recommending adoption of the resolution.

Action: Upon motion by Board Member Chavez, seconded by Board Member Reed, and unanimously carried, Agency Resolution No. 5645 was adopted. (10-0).

## **7 PRIVATE DEVELOPMENT**

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None.

## **8 JOINT REDEVELOPMENT AGENCY/COUNCIL**

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The City Council convened at 4:17 p.m. to consider Items 8.1 – 8.2 in a Joint Session.

### **8.1 Public Hearing and approval of the Mayor's Budget Message.**

**Recommendation:** Public Hearing and City Council and Redevelopment Agency Board consideration and approval of the Mayor's Budget Message. (Mayor)

## **8 JOINT REDEVELOPMENT AGENCY/COUNCIL**

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- 8.1** Documents Filed: Memorandum from Mayor Gonzales, dated September 7, 2005, recommending approval of the proposed Redevelopment Agency Capital Improvement Program and the 2005-2006 Capital/Program Budget incorporating the specific recommendations in his memorandum, dated September 7, 2005.

Mayor Gonzales opened the Public Hearing.

Public Comments: Maria Mustaven and Paula Veslsi spoke in support of the Roosevelt Skate Park.

Kathy Brandthorse expressed concerns on City street improvements.

Mayor Gonzales closed the public hearing.

Action: Upon motion by Board Member Chavez, seconded by Board Member Campos, the Public Hearing was held and Council and Board approved a memorandum from Mayor Gonzales, dated September 7, 2005, recommending the Redevelopment Agency Board approve the proposed Redevelopment Agency Capital Improvement Program and the 2005-2006 Capital/Program Budget, incorporating the specific recommendations within the memorandum.

### **8.2 Approval of the FY 2006-2007 Capital Improvement Program.**

#### **Recommendations:**

- (a) Adoption of resolutions by the Redevelopment Agency Board:
- (1) Approving the FY 2006-2007 Capital Improvement Program; and,
  - (2) Amending the FY 2005-2006 Operating and Capital Budget; and,
  - (3) Amending the FY 2005-2006 Appropriations Resolution and Revenue Resolution to reflect various modifications to the FY 2005-2006 Revenue, Operating and Capital Budgets.
- (b) Adoption of a resolution by the City Council making certain determinations regarding the expenditure of Agency funds on public improvements specified in the FY 2005-06 Capital Budget.

Documents Filed: Memorandum from Executive Director of Redevelopment Agency Harry S. Mavrogenes, dated September 13, 2005, recommending adoption of the resolutions.

## **8 JOINT REDEVELOPMENT AGENCY/COUNCIL**

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8.2 Action: Upon motion by Board Member Chavez, seconded by Board Member Campos, and unanimously carried, Redevelopment Agency Board Resolutions No. 5642, 5643, 5644 and City Council Resolution No. 72886 were adopted. (10-0).

- **Closed Session Report**

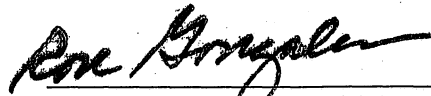
None.

- **Open Forum—**

None.

- **Adjournment**

The Redevelopment Agency Board adjourned at 4:31 p.m.



RON GONZALES, CHAIR

ATTEST:

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HARRY S. MAVROGENES, SECRETARY