

# **REDEVELOPMENT AGENCY BOARD**

## **MINUTES**

**APRIL 11, 2006**

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  
MADISON P. NGUYEN  
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 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.

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) 294-9337 (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, City Hall Tower, 18<sup>th</sup> Floor, City Hall  
**Absent – Board Members: Cortese, Gonzales (Excused).**  
  
2:15 p.m. - Regular Session, Council Chambers, City Hall  
**Absent – Board Member: Gonzales (Excused).**
  
- **Orders of the Day**  
The Orders of the Day and the Amended Agenda were approved.

## **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 January 24, 2006.
- (b) Regular meeting of January 31, 2006.
- (c) Regular meeting of February 14, 2006.

Documents Filed: Regular minutes of January 24, January 31, 2006, and February 14, 2006.

Action: The minutes were approved. (10-0-1). Absent: Gonzales.

## **2. CONSENT CALENDAR**

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### **2.2 Report of the Rules Committee – March 15, 2006.**

- (a) Review March 28, 2005 Draft Agenda.
- (b) Addition of new items to the March 21, 2006 Agenda.
- (b) Staff Reports outstanding for March 21, 2006: as of March 15, 2006.

Documents Filed: Report of the Rules Committee of March 15, 2006.

Action: The Rules Committee report and actions of March 15, 2006 were accepted. (10-0-1). Absent: Gonzales.

### **2.3 Report of the Rules Committee – March 22, 2006.**

- (a) Review April 4, 2005 Draft Agenda.
- (b) Addition of new items to the March 28, 2006 Agenda.
- (b) Staff Reports outstanding for March 28, 2006: as of March 22, 2006.

Documents Filed: Report of the Rules Committee of March 22, 2006.

Action: The Rules Committee report and actions of March 22, 2006 were accepted. (10-0-1). Absent: Gonzales.

## **3. GENERAL**

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

- (a) Monthly Financial Statements – February 2006
- (b) Capital Cost Report - February 2006
- (c) Cash Flow Projection - February 2006

Documents Filed: (1) Memorandum from Executive Director of Redevelopment Agency Harry S. Mavrogenes, dated April 11, 2006, recommending acceptance of the financial statements. (2) Memorandum from Executive Director of Redevelopment Agency Harry S. Mavrogenes, dated April 11, 2006, recommending acceptance of the capital cost report. (3) Memorandum from Executive Director of Redevelopment Agency Harry S. Mavrogenes, dated April 11, 2006, recommending acceptance of the Cash Flow Projection.

Action: The reports were accepted. (9-1-1). No: LeZotte. Absent: Gonzales

### 3. GENERAL

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#### 3.2 Presentation of the Agency's capital projects status report for the Third Quarter, FY 2005 - 06.

**Recommendation:** Acceptance of the Redevelopment Agency's report for the Third Quarter, FY 2005-06 on the status of the Agency's capital projects.

Documents Filed: Memorandum from Executive Director of Redevelopment Agency Harry S. Mavrogenes, dated April 11, 2006, recommending acceptance of the report.

Action: The report was accepted and Staff was directed to include information regarding Downtown San Jose retail developments within their next report to the Board. (10-1). Absent: Gonzales.

### 4. NEIGHBORHOOD IMPROVEMENT STRATEGIES

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None.

### 5. HOUSING

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#### 5.1 Approval of an agreement with The Housing Trust of Santa Clara County.

**Recommendation:** Approval of an agreement with The Housing Trust of Santa Clara County, providing a contribution of \$250,000 by the Agency for first-time homebuyer assistance loans in San Jose for a total contribution of \$1,250,000 to the Housing Trust of Santa Clara County. [MERGED]

Documents Filed: Memorandum from Executive Director of Redevelopment Agency Harry S. Mavrogenes, dated April 11, 2006, recommending approval of an agreement with The Housing Trust of Santa Clara County for first-time homebuyer assistance loans in San Jose.

Action: The agreement was approved. (9-0-1-1). Absent: Gonzales. Abstain: Campos, due to conflict of interest serving on the Board of the Housing Trust of Santa Clara County.

**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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None.

- Closed Session Report

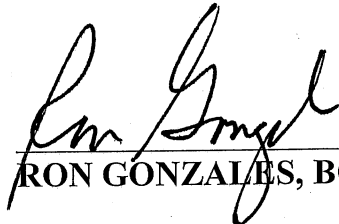
None.

- Open Forum -

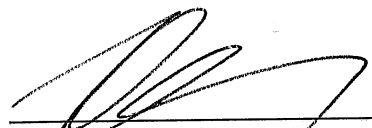
None.

- Adjournment

The Redevelopment Agency Board meeting was adjourned at 2:34 p.m.

  
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RON GONZALES, BOARD CHAIR

ATTEST:

  
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HARRY S. MAVROGENES, SECRETARY