

# **REDEVELOPMENT AGENCY MINUTES**

**SEPTEMBER 19, 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  
8:04 p.m. - Regular Session, Council Chambers, City Hall  
Absent Board Members: Campos. (Excused)
- Orders of the Day  
The Orders of the Day were approved.

## 1. CEREMONIAL ITEMS

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None.

## 2. CONSENT CALENDAR

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**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 Board, staff, or public requests discussion on a particular item, that item will be removed from the Consent Calendar and considered separately.

### 2.1 Report of the Rules Committee – August 30, 2006.

**Vice Chair Chavez, Chair**

- (a) Review September 12, 2006 Draft Agenda
- (b) Addition of new items to the September 5, 2006 Agenda: Meeting Cancelled.
- (c) Staff Reports outstanding for September 5, 2006: as of August 23, 2006: Meeting Cancelled.

Documents Filed: Report of the Agency Rules Committee of August 30, 2006.

Action: The Rules Committee report and actions of August 30, 2006 were accepted. (10-0-1). Absent: Campos.

### **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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*See items 9.1 – 9.4 on the City Council's Agenda, pertaining to actions related to the Japantown Corporation Yard, property/casualty insurance, the Rep Theater and the Mexican Heritage Plaza.*

The City Council convened at 8:05 p.m. to consider Items 8.1 in a Joint Session.

#### **8.1 Approval of the Agency's FY 2007-2008 Capital Improvement Program and Department of Housing budget actions.**

##### **Recommendations:**

- (a) Adoption of resolutions by the Redevelopment Agency Board:
  - (1) Approving the FY 2007-2008 Capital Improvement Program; and,
  - (2) Amending the FY 2006-2007 Operating and Capital Budget; and,
  - (3) Amending the FY 2006-2007 Appropriations Resolution and Revenue Resolution to reflect various modifications to the FY 2006-2007 Revenue, Operating and Capital Budgets.

*(Item continued on the next page)*

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

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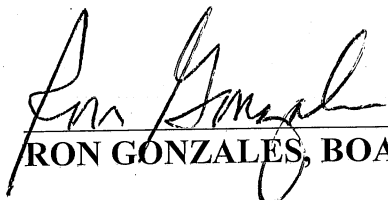
- (b) Adoption of a resolution by the City Council making certain determinations regarding the expenditure of Agency funds on public improvements and graffiti abatement specified in the FY 2006-07 Capital Budget.
- (c) Adoption by the City Council of the following amendments to the 2006-2007 annual appropriation ordinance and funding sources resolution in the Low and Moderate Income Housing Fund (443):
  - (1) Increase Earned Revenue by \$517,182; and,
  - (2) Increase Loans, Grants and Site Acquisitions by \$517,182.
- (d) Authorization by the City Council of the following position changes in the Housing Department:
  - (1) Add 1.0 FTE Building Rehabilitation Inspector I/II position; and,
  - (2) Delete 1.0 Office Specialist I/II position and add 1.0 Development Specialist position.

Documents Filed: Memorandum from Executive Director of Redevelopment Agency Harry S. Mavrogenes, dated September 19, 2006, recommending that the Redevelopment Agency Board adopt resolutions approving the FY 2007-2008 Capital Improvement Program; amending the FY 2006-2007 Operating and Capital Budget; and amending the FY 2006-2007 Appropriations Resolution and Revenue Resolution and recommending that the City Council adopt a resolution making certain determinations regarding the expenditure of Agency funds on public improvements and graffiti abatement. Memorandum from Director of Housing Leslye Krutko and Budget Director Larry Lisenbee, dated August 30, 2006, recommending that the City Council adopt ordinance amendments to the 2006-2007 annual appropriation ordinance and adopt a funding source resolution for the Low and Moderate Income Housing Fund, and approve certain position changes in the Housing Department

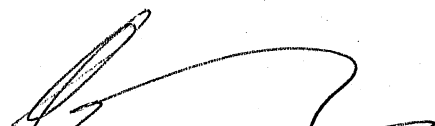
Action: Redevelopment Agency Resolution No. 5708, 5709, and 5710 were adopted. City Council Resolution No. 73408 was adopted. Ordinance No. 27860 was adopted. Position changes in the Housing Department were approved. (10-0-1). Absent: Campos.

**The City Council portion of the meeting adjourned at 8:06 p.m.**

- Closed Session Report  
None.
- Open Forum  
None.
- Adjournment  
The Redevelopment Agency Board adjourned at 8:06 p.m.

  
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RON GONZALES, BOARD CHAIR

**ATTEST:**

  
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HARRY S. MAVROGENES, SECRETARY