

**SAVE UP TO \$300!** IT'S TIME TO GET RID OF YOUR OUTDATED POPCORN CEILINGS

call now & we'll give you the price on the phone **888.447.0487**

**PACIFIC DRYWALL**  
THE POPCORN CEILING FOLKS

Print Services: [Subscribe](#) | [e-Edition](#) | [Home Delivery](#)

Web: [Sign In](#) | [Register](#) | [Newsletters](#) | [Mobile Edition](#) | [RSS](#)

# San Jose / Valley

Your news, your views, your life

PART OF THE BAY AREA NEWS GROUP

Powered by The Mercury News

SEARCH

Site Web Search powered by **YAHOO! SEARCH**

HOME NEWS BUSINESS TECH SPORTS ENTERTAINMENT LIFE & STYLE OPINION MY CITY HELP JOBS CARS REAL ESTATE CLASSIFIED SHOPPING PLACE AD

San Jose, CA Now: 48°F High: 72°F Low: 49°F 5-day forecast

Get weather for:  city or zip

Most Viewed Most Emailed

Reprint BOOKMARK Print Email Font Resize

Advertisement

(From the last 12 hours)



1. Gulf War Syndrome is real, science panel concludes
2. Gulf War Syndrome is real, science panel concludes
3. Attorney general urges state Supreme Court to act quickly on Prop. 8
4. Undelivered IRS refund and stimulus check search results
5. Slaying suspect Jing Hua Wu to be arraigned in San Jose on Wednesday
6. Families mourn loss of victims in shootings at Santa Clara startup

## San Jose weighs ambitious redevelopment plan amid tough times

By Denis C. Theriault  
Mercury News  
Article Launched: 11/17/2008 07:23:20 PM PST

The San Jose Redevelopment Agency on Monday finally laid out its plans for 2009 and beyond, offering a five-year, \$1.1 billion capital spending package that seeks to grow the city's downtown and lure profitable green-tech businesses.

Agency officials also are confident the proposal — released months later than usual — will withstand the effects of the nation's financial meltdown. The plan forecasts an economic turnaround by the end of next year, and by deferring some spending until then, officials say most of the projects promised — including expansions or renovations of the city's convention center, the Children's Discovery Museum and the Guadalupe River Park Trail — will be finished on schedule.

But despite those assurances, the big question looming over Monday's discussion was: Given the depths of the economic crisis, will this capital budget ultimately end up more as a wish list than a blueprint?

"We're not done with the uncertainty," Mayor Chuck Reed noted dryly.

Councilman Sam Liccardo, whose downtown district includes a large piece of the city's redevelopment area, was a bit more pointed.

"Assumptions like that increasingly have to be called into question," he said. "I'm really concerned, and I suspect we may have to re-examine some of these assumptions in a week or two."

The plan's biggest-ticket item remains, by far, a \$300 million expansion of the San Jose McEnery Convention Center, which would be funded, in part, by a to-be-decided special tax on hotel rooms. Another top priority is tens of millions in spending for parks, community centers and other improvements that would be spread throughout San Jose's neighborhoods.

Advertisement

Click photo to enlarge



Leaves were falling as bicyclists rode the trail along Guadalupe River... ( KAREN T. BORCHERS )



### Top Classifieds

RENTALS JOBS REAL ESTATE AUTOS

**Almaden/Blossom Hill**  
2BD \$1350

**San Jose**  
3BD/2BA

**Milpitas**  
\$1750

**SARATOGA, 5/...**  
Click for Details

**SANTA CLARA**  
1bd, 4plex. \$850

[ALL LISTINGS](#)

## flysanjose.com



Residents will have a chance to ask about those projects when the council takes up the issue again at 7 tonight during its regular meeting. The redevelopment agency will incorporate suggestions from residents and council members into a draft spending plan that the council will then consider Dec. 9.

The agency, which is overseen by the City Council, collects property taxes in areas it has declared blighted and in need of redevelopment. It also raises money by selling bonds. Legally, it is a separate entity from the city, and its budget — \$463 million for the next fiscal year — is not commingled with San Jose's general fund. But the two entities work together on development and economic issues.

Acknowledging council concerns, Harry Mavrogenes, the agency's executive director, stressed the importance of economic development as a way to buttress the city against a faltering national economy. Among the centerpiece of that plan is a \$10 million expansion of Edenvale's BioCenter, a facility filled with tech startups itching to spread their wings.

"High-tech is a bit of a cushion," Mavrogenes said. That's why the agency has targeted items that would attract "green" industries and other tech firms, "to bring more jobs in."

Other high-profile projects proposed over the next five years include more than \$5 million for an expansion at Children's Discovery Museum, meant to house a new baby mammoth exhibit, and \$13 million for improvements at the Civic Auditorium.

To help pay for the long list of projects, the redevelopment agency will ask the city's permission to increase its capacity to sell bonds. Currently, the agency is scheduled to exhaust its bonding capacity next year. The city also is watching a lawsuit filed by a statewide redevelopment group after California took money from redevelopment agencies to balance its own budget. If the suit fails, San Jose stands to lose \$13 million when the state's bill comes due in May.

**Need a Physician? Open Enrollment Coming Soon?**

visit [www.pmgmd.com](http://www.pmgmd.com)

**Physicians Medical Group of San Jose**

- Dedicated Physicians & Specialists
- Most HMOs, PPOs and self payment plans accepted
- MediCal, Healthy Families & Healthy Kids welcome
- Many physicians speak Spanish, Vietnamese, Cantonese, Mandarin, Hindi and Tagalog

A tradition of caring for generations of Bay Area families.

visit [www.pmgmd.com](http://www.pmgmd.com)

**Physicians Medical Group of San Jose**

1565 Mabury Road, Suite D  
San Jose, CA 95133  
**(408) 937-3600**

Councilwoman Nora Campos asked whether certain earmarks in the budget — such as \$2.5 million to make permanent the ice rink in downtown's Circle of Palms — were worth pursuing amid the current tough conditions. A new rink, she said, would sound better "when times are good and we can spend lavishly."

But Mavrogenes noted how much the city spends every year building and then dismantling the temporary skating pavilions. "That's throwing money away," he said.

if you're interested The San Jose City Council will discuss the proposed Redevelopment Agency budget at 7 p.m. in the council chambers at City Hall, 200 E. Santa Clara St. To view a copy of the redevelopment agency's five-year budget, visit [www.sjredevelopment.org](http://www.sjredevelopment.org), click on "Board Agendas" and then "Budget Study Session."

Contact Denis C. Theriault at [dtheriault@mercurynews.com](mailto:dtheriault@mercurynews.com) or (408) 275-2002.

 Reprint  BOOKMARK  Print  Email  Font Resize  Return to Top

## Comments

We are pleased to let readers post comments about an article. Please increase the credibility of your post by including your full name and city in the body of your comment.

[FAQ: Article commenting how-tos and tips](#)

### Recent Comments

- [Agency officials also are confident the proposal — released months later than usual — will withstand the ...](#)
- [lets try putting back in the orchards that made up the valley of the hearts delight and deconstructing the ...](#)
- [An outdoor ice rink in a city where temps are regularly in the 80s during summer? Doesn't sound very "green" ...](#)

[Read More »](#)

### Post Your Comment

[Log in to forums](#) to post a comment.

Ads by Yahoo!

#### [Mercury Dealer moreno Valley](#)

Use 5 new car buying discounts to find a Mercury below invoice price.  
[carbuyingdiscounts.com](http://carbuyingdiscounts.com)

#### [Mercury Deals](#)

Why Waste Time At A Dealership? Stop Here For Secret Mercury Deals.  
[CarPriceAdvisor.com/Mercury-deals](http://CarPriceAdvisor.com/Mercury-deals)

#### [New Mercury - Local Dealer Prices](#)

Get invoice pricing and dealer quotes on new mercury car models.  
[www.priceshopping.com](http://www.priceshopping.com)

Copyright © 2008 - San Jose Mercury News

[Help/Contact](#) | [Site Map](#) | [Advertise](#) | [Home Delivery](#) | [Copyright](#) | [Privacy Policy](#) and [Terms of Use](#) | [About MediaNews Group](#) | [RSS](#) | [Ethics Policy](#) | [About Bay Area News Group](#) | 