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## City plans major RDA expansion

by Ian Bauer, Milpitas Post  
Posted: 03/18/2010 06:20:59 AM PDT  
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City of Milpitas' plan to combat blight in neighborhoods and commercial areas as well as improve the city's overall economy will be addressed at two upcoming public meetings.

Milpitas City Council, convening as the Milpitas Redevelopment Agency, on April 6 is scheduled to consider proposed amendment changes to expand the city's redevelopment agency in central Milpitas and the Great Mall area to enhance tax revenue collection in those areas.

Diana Barnhart, the city's economic development manager, said the action would stimulate economic activity in those parts of town. She added tax revenue collected would not be a tax increase, but would essentially divert collected property tax revenues in those areas toward greater redevelopment activities.

"It does stay in the RDA to make improvements..." Barnhart said.

The proposed amendments include extending by 10 years the effective time limit and time period to repay debt and collect tax increment monies for the original project area adopted in 1976 and areas added in 1979 and 1982; repealing the debt establishment limit for the amendment areas; increasing the tax increment limit and bonded indebtedness limit and exclude the Midtown added area from the tax increment limit; adding projects and facilities to the list of eligible projects and facilities the agency may fund; reinstating eminent domain over non-residential uses in the amendment areas; adding territory totaling approximately 600 acres; making technical

corrections; and revising and updating the various text provisions within the redevelopment plan to conform to the requirements of California Community Redevelopment Law.

Barnhart said the city's actions would not spur eminent domain on residential properties.

Last August, the council approved plans to deem three residential neighborhoods and commercial zones as blighted and consider them for future redevelopment and improvement. Those blighted areas included the Town Center Business Park, the Adams Local Improvement For A Better Tomorrow Zone and the commercial and residential areas in the Calaveras Boulevard, South Park Victoria Drive and Dempsey Road vicinity.

To further explain the council's pending action, the city will hold a community workshop at 6:30 p.m. on Thursday, March 25 at Milpitas Public Library's community meeting room, 160 N. Main St.

The meeting will provide background on redevelopment, discuss the redevelopment agency's

goals, objectives and the proposed amendments.

The council's public hearing will begin at 7 p.m. on April 6 inside Milpitas City Hall.

Contact Ian Bauer at [ibauer@themilpitaspost.com](mailto:ibauer@themilpitaspost.com) or 408-262-2454

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