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We were fortunate enough to recruit three other civic minded groups to assist us with our endeavor. They are the Latina coalition of Silicon Valley, the Commonwealth Club of California and the League of Women Voters. Our objective is twofold. We'd like to offer you the public invite into these mayoral candidate and to promote public discussion. We will be fielding questions from the KPIX CBS 5 Website. There will be people that will be watching the forum and e-mailing their questions in. I'd like to acknowledge and thank our sponsors which consists of Constant image photography, equity preservation, first American title, the Latino peace officers association, and the Santa Clara County association of Realtors. I'd like to introduce you to the president of HARA, Mr. Richard Gonzales. [applause]

>> Excellent job, Joe. I'm very proud with this opportunity that Joe has helped to organize with the other organizations here. For hoo HARA it is very special in that this year we are trying to our very best to brand to the community and to bring awareness. And to bring you a little brief idea of what our organization is all about, I'm just going to read to you very quickly what our mission statement is. And that is, to be the premier Hispanic Realtor and affiliate organization, dedicated to professional opportunities through education and advocacy. What does that mean? We want to help the Hispanic community by giving them information and educating them ahead of time, before they go through the home buying process. So to educate the Hispanic home buyer or investor and to help inform them of our candidates' position on some very important issues that affect the housing industry. This particular forum here will allow us to do that, and will allow HARA and all the other organizations here to carry this message back to the community to let them know what the candidates' positions are. Again, I would like to thank Joe Munoz and the rest of the political education committee of HARA in putting this event together. Thank you very much. [applause]

>> Thank you, Mr. President. I'd now like to introduce the panelists. Mariel Caballero from the Latina Coalition of Silicon Valley.

>> The Latina Coalition of Silicon Valley, the LCSD accomplishes this mission through a variety of educational policeman forms. The Latina coalition was inspired by the Chi chicana coalition. Encouraged Latinas to become engaged in their opportunities. The Latina Coalition of Silicon Valley is nonpartisan and does not make political endorsements.

>> Thank you Mariel. Next is Dr. Gloria Duffy of the Commonwealth Club of California.

>> Thank you Joe. The Commonwealth Club of California is open to all, we discuss and debate all issues cross the spectrum, political art culture, everything you can imagine. Since 1997, the commonwealth club has had a branch in San José with staff and office in downtown San José bringing its role to the Silicon Valley community. We are also nonpartisan. We do not endorse candidates nor take positions on issues.

>> Thank you Dr. Duffy. We have a representative from the League of Women Voters.

>> We have two prongs of action. We take action on issue, in the second we work on voter advocacy and involvement. We never endorse candidates.

>> Thank you, Trixie. Tonight's format will entail the following. Each candidate will have two minutes for an opening statement. Two minutes for a closing statement. We have our timer here, Mr. Alex Flores of HARA. He will raise a yellow placard when 30 seconds remain and then the red soccer card will come up when time has expired. The first one hour and 15 minutes will be dedicated to the candidates fielding questions from the panel. And the last 30 minutes will be a question-and-answer session with the audience and also we will be as I mentioned before taking questions via e-mail through KPIX CBS 5's Website. I want to give you a heads-up at 7:15 we will be dispersing three by five cards. We have pulled names out of a hat to determine the seating order as well as the the sequence order of the candidates

answering the questions. Now it's my great pleasure to introduce our moderator from CBS 5 early edition at 5:00 and eyewitness news at 12:00, Roberta Gonzales. [applause]

>> Roberta Gonzales: Well, hello and good evening. Roberta Gonzales, CBS television eyewitness news at noon. Do we have any viewers out there? Do we have any early morning viewers out there? Okay. That's good. I appreciate anybody who wakes up before the sunrise every day. Thank you so much. And from the bottom of my heart, I want each and every one of you to realize, this is truly an honor for me to be here as a moderator this evening. I am so touched by this invitation. Thank you so much to HARA for allowing me to be part of this very special program. I feel like I have come home. And the reason why I say that is, it is about back in 1954 when my mother used to pick prunes in the fields here, and any other work she was ordered to do for a living. And when I think about those dusty dirty days in the field and here I am today in this big beautiful building of City Hall, in San José, and the beautiful downtown San José, the third largest city in the state of California, I have so much pride in my heart for my mom with her hard work that got me here today and I have so much really, I hate to sound so corny but so much love for all of you for allowing me to spend this very special time with all of you this evening. I know each and every one of you have very busy lives but you feel that the issues in San José are so important that you're spending this time here tonight. So we wanted to facilitate you, we want you to feel comfortable, we want you to ask the questions that are very important to you as you call the south bay your home. And it is your home. And that's why we have these candidates who have so much passion in their hearts that they want to lead. And they want to lead you into not the next year but the next term as the mayor, and they do so also with a full heart. I've read their biographies just as you are. They have been drawn out of the hat as who will be introduced and who will answer the questions posed by you. First up this evening will be Mr. Chuck Reed. And feel free to give it up. Mr. Chuck Reed. [applause] Mr. Michael Mulcahy will be joining us this evening as well answering your questions. [applause] Another candidate for San José mayor is Mr. J. Manuel Herrera. Ms. Cindy Chavez also here this evening. And Mr. Dave Cortese, running for mayor of San José. [applause] Again, if you allow me one little shameless plug here. On CBS 5.com when you leave here this evening, you will be able to go to CBS5.com. You will see a link that says 2006 San José mayoral race. And debate. And you will be able to click on this link and watch all of this all over again including your questions being asked. This is being provided live right now on the Internet. It's called streamline video but it's live but we're also going to archive it through these wonderful web masters through CBS 5. You will have the opportunity to not only look at it tonight but if you get home late, you will be able to look at it tomorrow, you can import that link to everybody and say look at me, I was at the debate. That debate will be for you. This is a first. I haven't heard this done before, where we've had a mayoral debate live on the Internet, where people can actually, who are watching the debate, mail in questions for the candidates. If this is a first, where else do you expect it than right here in the Silicon Valley? I really, honestly want to thank my employer, CBS for allowing this to the public. For setting this up. It was a lot of work. We think it's important though because we believe the south bay is so important to everybody. We'd like to go ahead and remind all of you opening statements will begin now. And each candidate will have two whole minutes to present to you their opening statements on why they think that they should deserve your vote. We will have closing statements of two minutes. And then we will have a two minutes max response time to the panelists' questions. We will also take questions from, again, all of you. And they have one and a half minutes to answer that question. As well as a minute and a half to answer the question posed by our CBS 5 web users. Now, just so you'll know how this works these questions are going to be coming in live over the Internet. Lynn Ramirez is a reporter, he is not in here right now because he is probably outside live reporting for 6:00 newscast. He will be joining us. We will take two

from the audience and one from Len. If somebody is at home, they have a question for the candidates they will be able to pose that question as well. Again yellow card 30 seconds left, red card, kind of what they do to me at work, Roberta, time's up. So Joe shall we begin with our candidates?

>> Partner the delay, we're still waiting for the candidates to assemble in one room. They should be out shortly. I'll take the opportunity to remind you we will have a reception from 8:50 to 9:00 and this will give you an opportunity to mingle with the candidates.

>> Roberta Gonzales: I think perfect time to give you a weather forecast. You know, it's what we do best. We got to fill the gaps between hard news and sports, right? But I don't know if you all realize but we're under the influence of high pressure. It's building in over the great basin. It's contributing to that offshore flow which means sunny and dry weather which means tomorrow in San José near 70 degrees. How about that! [applause]

>> Roberta Gonzales: Keep in mind the average high temperature is only 61. The last day we had eight days of consecutive dry weather, July 9th. Which means, high, which means you can get out and learn more about the candidates who just joined us. Hello! [applause]

>> Roberta Gonzales: Again Chuck Reed, Michael Mulcahy, J. Manuel Herrera, Dave Cortese and Cindy Chavez, hello and welcome. Candidates, did you hear already the instructions on the amount of time you will have to answer the questions? Okay. Briefly here opening statements. You will be allowed two minutes. Closing statements, two minutes. Two minute max response time to the questions by the panelists. And then at 7:30 when we open up the questions from our audience, you will have one minute and 30 seconds. Plus, something never been done before, we are also going to have from Mr. Len Ramirez from CBS 5 television asking questions that are being given to us via the Internet live. This is on the Internet live right now. And when you go home later tonight and you want to check out your performance you can go to CBS 5.com and you'll see the mayoral link 2006, San José mayoral debate, 2006, it's yours forever. So it's pretty cool. Len Ramirez will be posing those questions. We're going to turn, turn, turn, turn, turn. Before we begin we'd like to do one last order of business. I'd like to introduce again from HARA the president Mr. Richard Gonzales for our pledge of allegiance. Will you please stand.

>> Ready, begin. I pledge allegiance to the flag of the United States of America, and to the republic of which it stands, one nation under God indivisible with liberty and justice for all. Thank you.

>> Roberta Gonzales: Thank you. Candidates, your names were drawn from a hat to see who would answer the question first. Our first panelist with a question from HARA, we have Mr. Joe Munoz. His question is to Mr. Chuck Reed.

>> Chuck, I'll go ahead and let you begin the opening statements first.

>> Roberta Gonzales: Opening statements.

>> Chuck Reed: That was a great question, Joe. Appreciate that. Thank you all for coming out here tonight. I appreciate your interest in city politics and city government. I see a lot of familiar faces in the audience but I know there are some people here who don't know me well so let me start at the beginning. I was born and raised in a small farming town of garden city, Kansas. It was such a small town that the zip code was a fraction. It was a great town to grow up in because I grew up with small town values, tell the truth keep your word, be responsible for the law. My first responsibility was a housing project. We were always a working class family and I worked shoveling ditches. I was fortunate enough to win an appointment to the United States air force academy where I learned to live by core values. The values of integrity first, service above self and excellence in all that we do. My grand vision for San José is written in the San José jeopardy. Which I helped write in 1992. It's a couple hundred pages long so I don't have enough time tonight for that. But I do want to hit the highlights of what I think

are most important as we go forward. First is we need to have better and safer neighborhoods and schools. We need to have a downtown that is safe economically strong and vibrant with arts and entertainment. We need to have housing so our kids can afford to live in so our grand kids can grow up around us. San José needs to be the best place in the world to start and grow a business so we get back the jobs and the tax references we lost in the bust and we need a city government that is honest accessible to all people. I'm campaigning on honesty fiscal responsibility and open government to give the people a clear choice of direction for the city. I hope you'll join me in making a change. Thanks.

>> Roberta Gonzales: Thank you. [applause]

>> Roberta Gonzales: opening statement from Mr. Michael Mulcahy.

>> Michael Mulcahy: Good evening. My name is Michael Mulcahy. I want to thank all of our hosts for putting this event together. And thanks to all of our audience for engaging with us tonight. I imagine some of you are asking, who is this guy Michael Mulcahy, and what's he doing here? I think some of my colleagues up here on the podium might be asking the same thing. So I'll start with that question. Why am I here? I'm here as a candidate for mayor of San José, because I believe we need citizen leaders to address our problems not just politicians. The sad fact is partisan politics has been a big part of the problems. We have tolerate decisions made behind closed doors, politicians have spent our money without the hard facts to let us know where they're spending it and whether they're spending it wisely and they've accommodated themselves to politics as usual even though we don't get the best policies. I'm running to be part of the solution. I don't pretend to have all of the answers but I'll tell you now how I'm going to find them. It starts by putting politics aside. It starts by opening doors, passing sunshine reform, listening and responding to all the people not just the insiders and big donors. It starts by asking the tough questions like how much is it going to cost, who's going to pay for it and who's really going to benefit and it starts with a collaborative leader. From the top down who will provide vision, motivation and generate excitement. I'm not a politician. But I am a business person, who knows how to make a policy pencil out. I'm a former not for profit executive director who knows how much more our families need from our city. I'm a lifelong resident of San José and I know we can make this the greatest place in America to live. Thank you. [applause]

>> Roberta Gonzales: I'm impressed. You guys take better time cues than I do otelevision. Thank you very much. The next candidate, Mr. J. Manuel Herrera.

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>> J. Manuel Herera: I'm ready to vote for the first two who have spoken. I group up here. My family settled here in 1952. My father was a migrant worker. We initially were staying in a tent in Milpitas area then in a side room of a church in Japantown then in somebody's basement and he finally found a job as a laborer in a granary warehouse. He raised a family of six on his modest laborer's salary but he had a deep believe of the power of the idea that this country is built on that we all have equal opportunity and that if we strive and focus, that we can achieve everything. At one time in my career I had a personalized parking space at San José City Hall. I was part of the executive staff for City Manager Ted Tedesco when the City Manager's were the rulers of the domain. In the years since we have completely moved to the other side. The administrative staff are struggling to have their voices heard. My interest in running for mayor is to bring a new voice. Not only to City Hall but a new spirit to politics. A couple of ideas I'll be talking about as the campaign goes on one of them I call citizen town hall a proposal to shift the center of gravity away from special interest groups and insiders to we the people to the voice of the community. And then another proposal called the people speak, to reclaim the direct how we want the conversation to occur, during a political season, those ideas have been growing in me for more than two decades. It's time to bring them forward. I'm in this race to speak. Another idea. Thank you. [applause]

>> Roberta Gonzales: Thank you. Our next candidate, Ms. Cindy Chavez.

>> Cindy Chavez: Thank you. Good afternoon or good evening, everyone. It's really a delight to be here and I also want to begin by thanking HARA, the Latina coalition the Commonwealth Club of California and the League of Women Voters for bringing us all together. It's really a delight to be with you. There are five candidates who stand before you tonight but this is not our campaign for mayor. This is your campaign for mayor. It's your campaign for mayor because this is your city and it's our city and it's your neighborhoods and it's our neighborhoods. And it's really important that part of this campaign we spend talking about the ideas that you think are important. That means choosing a mayor who understands the importance of honest and ethical government and now it's been my track record and that's been my philosophy. But the next mayor will be your mayor. A mayor who's experienced and personal commitment to solving problems the San José way. Street by street, neighborhood by neighborhood. That's been my experience and that will continue to be my commitment to San José. But I want to remind you the next mayor will be your mayor. That means continuing to get city spending under control even though we see a looming deficit on the horizon. A mayor who's got a history and approach to demonstrate the ability on occasions to say no. This has been my history and this has been my firm approach. The next mayor will be your mayor. And this campaign will be your campaign. And I look forward to hearing your voices in answering your questions this evening. Thank you. [applause]

>> Roberta Gonzales: And thank you. Our next candidate, Mr. Dave Cortese.

>> Dave Cortese: Thank you very much. I want to thank the sponsors. It's been a great turnout. That's the way it's been a lot of big crowds for candidate forums. I particular want to thank HARA, KPIX, the Latina coalition. A little bit from me, I come from an old orchard farming family, my grandfather came as an immigrant in 1910, eventually built a family business around orchard farming. Before I took over that business in 1986, I launched a career in real estate and I have to tell the real estate professionals here a little story about that quickly. It was the late '70s and I got my real estate license and I was all charged up, I was going to close a ton of escrows of course in the first 60 days of my tenure and I walked into the office, broker showed me a desk and a telephone said, you can use this one and everybody else left the room except one guy, it was a guy next to me and I looked at him and he looked at me and times were tough then. It was recession? Like we've been through recently except we had recession at the same time. And he said why would anybody want to get in the real estate business now? I said that's how I started my real estate career back in the late '70s. In the 80s I took over a family business that was involved in real estate, spent nearly 20 years there, spent eight years on the east side union high school district board of trustees, was elected to the San José City Council in the fall of 2000 and I've been here serving on the City Council for five years. I got involved in public service because I have deep ties in the community and I care deeply about the City of San José. That's why I want to run for mayor of San José. Having been here and come out of a private sector background for the last five years I see things need to get back on track. Our priorities are misplaced and I'm eager to become your mayor to set things back on track. Thank you.

>> Roberta Gonzales: Thank you. It is time to move on now to the question-and-answer portion of our program. Presented by our panelists. The question of the program I so anxiously wanted to jump ahead to because as reporters we love, we enjoy asking the questions and we even more so enjoy hearing the responses. So leading off tonight our panelists will be Mr. Joe Munoz from HARA. And the first question will be posed to Mr. Chuck Reed.

>> Good evening candidates. Last year the Supreme Court rendered a decision pertaining to eminent domain, Tilo vs. New London Connecticut. The five justices in the community, determined that contribute to a public benefit even if that benefit is little more than the prospect of increased tax revenues

then the Supreme Court should give deference to local government. How would you propose a fair and equitable policy of economic development with respect to private property rights?

>> Chuck Reed: A lot of people were shocked by the Kilo case, they didn't know it could happen to them. In San José we have our own examples of eminent domain and the abuse of power of eminent domain. Let's start with the Tropicana shopping center, in which the council decided to use eminent domain to take away businesses and properties from 60 small businesses out there. I voted against it because I thought it was a bad idea and against the law. Eventually the Supreme Court agreed with me and said stop you can't do that. It ended up costing the city \$8 million in attorneys fees and damages. We also have had other instances where the city has wanted to use the power of eminent domain and I voted against those because we are scaring our people who think that the city might come in and take their houses, the Kilo court has said yeah, you can do that, you can take somebody's house and you can use it sell it to a private developer and build an apartment complex. When we added the strong neighborhoods initiative, I knew that people were concerned about their property. The city council decided it wanted to have the extra power of eminent domain. I voted against it. I think we have to be extremely cautious with how we use that power. I think it should be used when there is a public use, not just something that the elected body thinks is a good idea or is a better idea. The Mitchell Block downtown is a block that is a vital economic cash flow, but the City Council wanted to expand the redevelopment area to take in the Mitchell block so we could use eminent domain there. I voted against that because it was not blighted. It was doing some the council majority thought was not appropriate. Eventually the Supreme Court agreed with me. We should be cautious how we use it and we should be open with our public and we should allow people to be insured that we're not going to take their properties. .

>> Roberta Gonzales: Thank you. [applause] Mr. Mulcahy you will have the same number of minutes do you need it repeated?

>> No thank you I'm fine. Eminent domain is a wise tool when used wisely. But I do believe there should be breaks on a government's ability to take private property. Most of us think that eminent domain is necessary to build services like transit stops parks and libraries. This is the government taking over private land at a fair price, and using it for the public purpose. I think lots of us get anxious about the kind of eminent domain that takes somebody's house or business and gives it to a private developer. There needs to be strong limits on that kind of activity in my view. I think there are a number of proposals now moving forward to severely limit a government's ability to take private property and give it to another private owner. On that debate I come down on the side of very strong limits which means in my opinion that we should only do it in cases of persistent and demonstrable blight. Now, take in the case of Tropicana, next to the police power eminent domain is the most potent power local government has available. In too many cases it has been irresponsibly wielded by the City Council without regard to common sense or fairness. Tropicana being prime example number 1. As mayor, I would advocate for its use only in the most limited of circumstances, and in cases of absolute necessity and then only with true and just compensation and compassion for those who are being impacted. Thank you.

>> Roberta Gonzales: Thank you. Two minutes, Mr. J. Manuel Herrera.

>> J. Manuel Herera: The Supreme Court case of Kilo vs. new London Connecticut opened up an incredible framework of opportunity and adventurism for local governments that should not be exercised. It went beyond whether a parcel was blighted and consider it as potentially in play for economic benefit with secondary benefits accruing to the community. And we should never go to that extent of violating the property rights of our citizens. My family had a direct experience with eminent domain when we were growing up. We were displaced from our home in east side San José because of

a widening of a freeway at the time. We could understand it, but it was extremely disruptive to our family to go through that. Not only the Tropicana story and king issue in this community, but in the 1980s when the convention center was being built, the Guadalupe river area was becoming contentious. We are learning the lesson that it is expensive, it is a tremendous price in time and attorneys, to go that way, and what we really need to do is work in good faith with our property owners. And when we cannot reach an agreement, to give the benefit of the doubt to the people who own the property, and for local government to look for options beyond that kind of disregard and overuse of local government power. [applause]

>> Roberta Gonzales: Thank you. Ms. Cindy Chavez. Two minutes.

>> Cindy Chavez: Thank you. I think that you know, common sense tells us that we need to use very -- tools that are that strong as rarely as possible. When we move forward creating a strong neighborhoods initiative which put a huge part of San José in a redevelopment area, we added to that some of the strictest rules related to the use of eminent domain in parts because the neighborhoods asked us to do that. What that included was not just a government body saying it was appropriate to use eminent domain but that it be in a plan and the community be part of that discussion and decision. And in those neighborhoods it would be almost impossible to use eminent domain except in very, very extreme circumstances. As we look to built BART, there will be times that eminent domain will be necessary to make sure that we can do what is on behalf of the public good. But I don't disagree with my colleagues that this should be something used rarely and judiciously in the future and even now as we move forward with other projects that we're working on at this city. [applause]

>> Roberta Gonzales: Thank you. Mr. Dave Cortese.

>> Dave Cortese: Let me just say right off the bat what I think the rule ought to be for eminent domain. Eminent domain should be used by the City of San José and other local agencies as only a absolute last resort and when there is a true public purpose. A roadway widening, a utility line that needs to go through, one property owner shouldn't be able to veto an entire Public Works project but it should never be used in the situation that was described in the question. It should never be used to simply raise tax revenue for the city, something that increases the tax base and something that is not providing much taxes. That is not a good reason and I disagree with the Supreme Court decision in that regard. As to the Tropicana, my support of the Tropicana position that we took originally because what we were trying to do there is create a very serious mistake that happened historically. If any of you are around long enough, Tropicana was basically a blighted development from day 1, and there was essentially 40, maybe 50 years of that existence happening there with code enforcement problems with all kind of crime problems, and there were several different owners of the property at the time the city commenced its eminent domain process to try to assemble the property, bring in a process that would eliminate that blight. I would challenge any of you irrespective of the court decision, I disagree with judge ward who ruled against the city, I do agree with the Supreme Court that eliminating blight is about a public purpose. But take a ride down king road today. Look at the east side of king road and compare it to the west side of king road. The east side is the property we were allowed to assemble and redevelop, and everybody was made whole. The west side is still in the condition it was before. And I think you need to consider that when you answer this question. Thank you.

>> Roberta Gonzales: Thank you. [applause] Our next question will be asked by Ms. Trixie Johnson. From the League of Women Voters, and first off, you have two minutes, Mr. Michael Mulcahy, to answer the question.

>> In the mid 1980s the San José general plan was amended in the recognition of the perceived need by allowing such development in the north Coyote Valley. The mid valley was designated urban

reserve. The city is now doing a specific plan for north and mid Coyote and none of the currently proposals would retain the trigger that a certain number of jobs locate there before housing development can occur. Do you agree that now is the right time to begin development of Coyote Valley and do you agree that residential development should go first? If so what would you do to assure that serving Coyote residents would not be the expense of services to existing neighborhoods?

>> Coyote Valley is a very precious resource and once we develop there we're never going to be able to go back and get it back. So first and foremost let's make sure we do it right. You know, I've never heard somebody say I wish we hadn't created that park. Or preserve that open space. Or finish that trail network. I'm not sure you get the same response to an office park or housing develop. We need to think about that and really weigh the benefits in terms of economic development against the cost of providing services and the cost in terms of environmental consequences. My framework is this: Infill first. We say we want a vibrant downtown. Let's direct growth there. Second, infrastructure first. We can't allow sprawl so any new growth must be around mass transit and have appropriate infrastructure paid for by that growth. And finally, let's take the long view. Don't rush, don't be pressured by short term goals. When in the long term, the economic and environmental cost of degrading our environment are profound. One comment on the Coyote Valley planning process. The task force is spearheading a dynamic and complex process one which I will continue to watch closely. I have not prejudged that process and will look forward to the group's recommendations. It has been a tremendous community process approaching its 40th month. Those should be commended on their commitment to our city. [applause]

>> Roberta Gonzales: Two minutes for Mr. H everybody. Do you want a repeat of the question? Are you okay? Repeat question.

>> Do you agree that now is the right time to begin development of Coyote Valley and do you agree that residential development should go first, if so, what would you do to ensure that Coyote Valley residents would not make the expense of existing residents.

>> I think the plan has always been for a balance of jobs and housing and the triggers have always looked at perhaps 50,000 jobs and 25,000 homes. Preceded by the necessary infrastructure that would be the flood control, water quality and installation systems. How we manage Coyote and how we manage growth as a whole is really going to be a test of leadership here in San José because market forces would prompt this forward to go where the profit is. But we need to go where the quality of life is beckoning and what needs to be part of that. It means we have to plan for housing that can -- that the city can afford, the amenities that need to go with housing in terms of parks and libraries and community centers. At Coyote Valley at this point is not ready in my opinion to meet the test, stand the triggers. We ought to be holding firm to the framework that has been established, infill was mentioned and I agree with that 10,000 homes that are needed in the downtown area to maximize our downtown potential. The 10 million square feet of office space. We have other development priorities. And my belief is that if we don't hold the line here, we're going to start losing it for the next generation. Let's stay firm in this area. [applause]

>> Roberta Gonzales: Cindy Chavez, two minutes.

>> Cindy Chavez: Thank you. First of all let me say that the Coyote development planning process has been very inspirational to watch, especially how big the task force is and how much input the group is getting. But I think there are three principles that we need to adhere to. One is whatever happens in Coyote Valley not drain resources from the rest of the city. I think that's very, very important. Two, that the green belt is protected as part of the process. And three, that whatever goes there, is using our best thinking around smart growth and smart growth principles. And I think if you take all of that in combination and we watch the process go through and it meets those criteria, then I do think we have an

opportunity to talk about whether it's housing or jobs or in what framework they come forward, as long as they fit in with those parameters. I think it's going to be worth having a conversation about. We're still in the middle of that process. The environmental impact report is not done. I'm very excited that the council's getting an opportunity to be more involved as a whole. We just had a workshop on Coyote Valley I think about two weeks ago. And my expectation is that it will be coming back to council probably every other month so that the whole council is involved in this process. And while I appreciate all the work that the community has done on this in termination of that planning group I think it's very important that it's such a big decision that the whole council is kept apprised. And that long term we're doing community meetings not just in Coyote Valley or at City Hall but all over the city to get people's input on what should and shouldn't occur in Coyote Valley. [applause]

>> Roberta Gonzales: Dave Cortese.

>> Dave Cortese: The answer is no, it's not ready. The reason it's not ready is nobody has been able to solve the jobs -- housing imbalance down there and create a sustainable plan. If you build Coyote Valley right now it would be the equivalent of building a residential only city the size of mountain view without any jobs. That's sprawl, that's not smart growth, we can't do that. A couple of decades ago former mayor Janet Gray Hayes said, let's make San José better before it gets bigger. And as to Coyote Valley there's really a little bit of truth in that and it is a standard that we shouldn't let fall. Let me answer the second part of the question. The second part of the question was a little bit more specific. I think I've answered it already but the second part of the question was, should residential be allowed to occur first in Coyote Valley and the answer to that is no, for the very reasons I just cited. You can't let residential growth begin down there without having an idea of how you're going to balance jobs. It's that simple. The best way I can put it to you, and this would be my own way of looking at it, not Janet gray Hayes's way of looking at it, is it good for San José or not? Does it make San José better or not? The answer is if you let 25,000 homes be built down there, without any jobs, it's not better for San José. And all you have to do is ask the folks living in the suburbs immediately north of that in districts that we now represent in San José how they would feel about that kind of unmitigated growth occurring. They would say no, it's not good for their quality of life. We need a plan that is sustainable or it shouldn't go forward. The current planning process is being paid for privately. It's good that it is paid for privately. The plan shouldn't stop under those circumstances and hopefully they can create a balanced plan soon and they can create something that is good for San José.

>> Roberta Gonzales: Thank you. [applause] Our next question will be presented by Dr. -- I'm I missed you.

>> Chuck Reed: My answers are good not that good. I think I should repeat my answer for all the people who didn't hear it the first time.

>> Roberta Gonzales: Pardon me.

>> Chuck Reed: That's okay. I've been engaged in the Coyote Valley planning process since 1982, when I became a San José Planning Commissioner. And served on the general plan task force planning Coyote Valley among other things. And then in 1992 after eight years as a Planning Commissioner, I co-chaired the general plan task force with Trixie Johnson. Which we dealt with Coyote Valley again. There are fundamental assumptions about the overall San José jeopardy that go way beyond the question of what colors do we put on the map and what uses go in any particular area. And I think those are the big important questions about Coyote Valley. The issue of whether or not we can do it without cutting services to other residences is actually one of the easier questions although not simple. That's a fiscal issue and we can probably solve that. But there are big questions, like what about the southbound, the reverse commute and all that capacity southbound that we're trying to fill with jobs in Coyote? What

about having a balanced city where we're trying to get more jobs in Coyote to help with our housing jobs balance to help with our revenues overall? What about the loss of open space? Is it important enough to lose the open space? Those are big questions much bigger than the kind of plan. And I think that it may be the time, sometime soon to go into Coyote Valley but it would be wrong to go in just with residential. Putting 50,000 cars northbound on 101 would not be good. So we have to do it in a way that will ensure that we have industrial development and we get jobs. It's been planned for jobs for over 20 years. And it's not about a housing project. It is about jobs. The housing fit in with that. We can have a balance in Coyote. And that's what we need to strive for. [applause]

>> Roberta Gonzales: Thank you. Okay now our next question will be presented by Dr. Gloria Duffy from the Commonwealth Club of California. This time, we're going to start in the middle and we're going to start with Mr. J. Manuel Herrera and then we'll work our way around.

>> Thank you. A mayor is a CEO and successful mayors have often been CEOs of a public or private businesses. Mayor newsome, was CEO of plump jack. Michael Goldfein was a CEO before New York. Give us what leadership qualities would you bring to the position. Hello Gloria Duffy. The fourth largest high school district in the state of California covering half of San José, half the council districts, with an incredible diversity and with all the range of issues that are facing every sector of our community. A budget of over \$200 million. A capital improvement budget of almost \$300 million. I have been now I am board president, it is the position that rotates among the members, however, I have been board president for four out of the last five years at the choosing of my colleagues. I do believe that the quality that is needed in leadership, in government, is more than a C.E.O. type quality. It is a leadership dimension. And C.E.O.s can follow organizational agendas and constituency concerns. It really takes a leader who can have an intuitive sense and feel for windows of opportunity for strategic possibilities. In that regard, I have been at board president faced over the last five years with the most excruciating choices for programs for staffing for agreements that we could reach and still stay together and move forward. I am completely confident that were I to sit in the mayor's chair that I could bring a capacity not only as C.E.O. but as a leader who can listen, who can work inclusively, not top-down, but rather the courage to be open with the community and to work collaboratively. Thank you. [applause]

>> Roberta Gonzales: Ms. Cindy Chavez would you like a repeat of the question?

>> Cindy Chavez: No thank you. Thank you for the question Dr. Duffy. Let me begin by saying this. I have served on the San José City Council for seven years. And I served on the valley transportation authority for seven years. I am vice mayor of the City of San José and I am chair of the valley transportation authority. And through that experience, I've learned an awful lot about collaboration and collaborative leadership and I want to speak specifically to one issue. When I first came on the council, we did not have a very good relationship, I think, with our neighborhoods. And when we began the strong neighborhoods initiative program, one of the challenges and opportunities was that it was an opportunity to get a lot of people engaged in problem-solving and decision-making. And I reflect on the fact that I meet with a lot of business leaders and C.E.O.s who tell me that they don't have as many constituents to listen to. They have one, and that is what the rate of return is going to be and what work they want to do in the community which I sometimes think of as a luxury instead of the way to do business. So while I think that it is important to have private sector experience and I've started a number of nonprofits and one that I'm particularly proud of is working partnerships U.S.A. that is a nonprofit that has done a lot of work about teaching the general public about issues around economic development. I've managed large staffs both on campaigns and in nonprofits. I think the real lessons I've learned has actually been as a councilmember in terms of what it takes to move a city forward. And I think that's particularly important because you don't have the luxury, I think, in these jobs, in these

opportunities, of doing always just what you think is right but really thinking about what is did good for -- of the whole and you know as I've been running for office this last six months you get a lot of advice. Don't -- you know distance yourself from this experience get closer to this that experience and what I've learned is you can only listen to what you believe in partnership with what you've learned with the community. [applause]

>> Roberta Gonzales: Dave Cortese.

>> Councilmember Cortese: Thank you Dr. Duffy. I liked the question. I started my business career and kind of worked my way up all the way through in a very traditional way but I started at the age of 14 years old. It was around the time my father was elected the Board of Supervisors. We were still in real estate and retail businesses including a shopping center that we owned. But we had 200 acres of property that was leased that we were trying to make a living on and my father went to the Board of Supervisors there was nobody left to farm that property. And I was put in charge of it at 14 years old. I began at that point to be groomed by my grandfathers who lived to the age of 97, to understand the business to eventually take over the family business, something I eventually did in the 1980s and I referred to that earlier. But I went through school, I worked my way through school, I worked my way through school during the time I was at Bellarmine, at no less than 32 hours a week that entire time, I came back I mentioned I got my real estate license and I mentioned how tough it was to sell real estate when I first launched my career. So after a year of trying to sell real estate I got a job in the savings and loan business. And I was -- after one year I was put in charge of managing branches right here in San José for an FDIC insured savings and loan. I learned a lot about business there I learned how to understand a balance sheet. I learned what it means to have to balance that balance sheet, every 30 days, or lose your job. Because of some changes in circumstances, and the family business around that time, six years after I became a savings and loan manager I as asked to come back and use my skills to take over the business, operate this real estate agricultural business that my family did for 20 years as the general partner reporting to only the general partner at that time. Thank you very much for the opportunity to answer the question. [applause]

>> Roberta Gonzales: Chuck Reed.

>> Chuck Reed: Thank you. I mentioned in my opening remarks that I went to the air force academy. This is a tremendous leadership program. After that I spent a few years in the air force then I started a private law practice in San José and I practiced for 25 years before I came on to the City Council. During that time I was the managing partner and CEO of a small law firm. I was a small business owner. I was chairman of the board of the San José Silicon Valley chamber of commerce and president of the downtown association along the way. And what I learned through all those years of watching leaders and being a leader is there are three elements that you have to have to be a good leader. First is, you have to be honest. Your people will not follow you if they don't think you're honest because they can't trust you. You have to competence. I was told Dr. Duffy not to argue with the professor. But I have to take issue with the premise of your question, the mayor should be the CEO. The charter sets up San José government. The charter allocates the power, the mayor, the City Manager and the council. I think it is wrong to characterize the mayor as the CEO. The mayor has policy leader, has budget authority but the mayor can be a collaborator and a coach. Under the charter the mayor can't be the CEO. That is part of the source of our problems that we've had over the last few years. The mayor and the council majority have shifted the powers from the manager into the mayors office and from the council into the mayor's office. So we are sort of having a halfway mayor strong mayor government. That case stress throughout the organization because the charter says one thing and we do another. That should change. [applause]

>> Roberta Gonzales: Thank you.

>> Dr. Duffy, I see the mayor as more a chair of the board and the it's really our job to set vision, set direction, and allow the people that work for this great city, City Manager and everyone else that follows, to carry out that business. I started my work in my family business sun garden packing company, a tomato pack facility that I used to work at during the summers during grammar school and high school, doing everything from learning to drive a forklift to doing all the dirty jobs that all my older brothers and everybody else didn't necessarily want to do. But I learned a great ethic, work early in the morning until late in the afternoon and it was a great opportunity to be a part of a great family history here in this valley. When I graduated from college, I knew I wanted to move back to San José. My heart was here, my head was here, my future was here and I knew that that's where I needed to go. I was a commercial real estate broker. I focused on downtown real estate property. I used to try and drag R&D users, whether computers were still the size of refrigerators, and try to convince them that one day you could have a desktop on your desk and you could be in a high rise building because you didn't need all that sprawl. I spent five years working in that opportunity, and the greatest opportunity of my life then came up. I ran the San José children's musical theater for seven and a half years. I took it from a grass roots organization to the largest theater serving youth in the United States. It's an arts program that builds self confidence, gets kids through high school and into college and great success stories. I then went back into private development with my family where I've been for the last five years. Thank you very much. [applause]

>> Roberta Gonzales: From the Latina Coalition, Mariel Caballero. You will pose your first question to Cindy Chavez. You have two minutes.

>> San José's grand prix was a economic boon for big businesses and large advertisers. But due to the high cost of participation small and medium size businesses have after the race is over home grown products and services may reap the long term benefits.

>> Cindy Chavez: Thank you for the question and I want to answer this question because in a different -- just a slightly different way. You know, one of the biggest sorrows to me is the way the grand prix came to us from staff, left such a bitter taste in people's mouth over an event that really has a lot of economic opportunity for the City of San José. For what will be a \$9 million contribution over the nine years of our agreement with them, we will probably reap over \$300 million in private investment coming into our city. And I think gives us an opportunity over and over again to receive the benefit of getting our name known around the world. And I think that's very important for the City of San José and its long term development. What we did this time was, we asked our staff to work with the grand prix team to make sure that there were opportunities for local businesses like Gordon Bierch. It was a huge is -- it was huge and we did it quickly. We could have done a lot more to work closely with the businesses and some of that includes the small things, where you put the opening and the closing to the ingress and egress to the event so more businesses on the inside of the event have the opportunity to come and eat at the restaurants or enjoy entertainment. So we will be working collaboratively to make sure it's a big opportunity for them but also for local vendors which is something we asked to be included into the discussion with these -- with the grand prix team this year. Thank you. [applause]

>> Roberta Gonzales: Mr. Cortese would you like a repeat of the question?

>> Dave Cortese: I think I understand the question, thank you. The grand prix it's a good thing and I was very much involved in planning it a year ago. I remember the San José sports authority and the entire idea came through the San José sports authority which is a private-public partnership to advance all sports in the City of San José. This year that process did not happen. That was never on the sports authority agenda. And the day before we were to vote on the grand prix subsidy, we were provided a

staff report that asked the City Council to support a \$4 million subsidy. But back to your question, something that was more alarming than the lack of public process for councilmembers was the lack of public process for people in small business and members of the public. But we had somebody that some of you know a long time member of this community, Mike Fox Sr. show up the night of that meeting where the \$4 million was on the table for the first time and for the first time bring up to the council the issue of small business participation in the contracts. Well, the city is a market participant in a contract like that at \$4 million whether I agree with the \$4 million or not we need to assert our rights to go to that promoter to go to the people who are being subsidized and say that we want local contract participation. But that needs to be done on the front end, not the night before the meeting. And to put business people in the position of having to come down here on the night of a meeting, blindsided, and make an argument and tell us for the first time that small businesses are being excluded by the promotional contracts is wrong. We should never put people in that position in this city. It's a lack of public process. Those kind of contracts are the public's business in the first place and they need to be done the way they were done the first year. Again whether I agree with the outcome or not not the way they were done year 2. As mayor of San José I will ensure that a business person, a local business person is never put in that kind of a position again. Thank you. [applause]

>> Roberta Gonzales: Chuck Reed.

>> Chuck Reed: Thank you. The grand prix was a great event. I had a wonderful time. I really like watching the mini coopers racing the Hondas. My personal fantasy was driving a Corvette down main street. It was great watching someone else do it. We had a lot of fun. I think it had a great impact on the city. But \$4 million that was the request for subsidy over the next two years. I have an unfortunately long memory. I can remember last year in the budget process cutting parks, cutting recreation centers, we're closing over 30 community centers, cutting crossing, money we don't have for crossing guards, cutting money for crime prevention. \$4 million will go a long ways to solving some of those budget issues. So I did not think it was wise to spend that money when we're facing the budget shortfall that we're looking at this year. That was one reason I vote against it. The second had to do with the timing of the issue. Over three years ago I tried to stop the bad practice of surprising the public and the council with last-minute staff reports. I made a specific proposal, a radical proposal, that require the reports to be out on Thursday before the Tuesday meeting. I got no support from the council for that. So here we are, a few years later, getting surprised, last minute, \$4 million, everybody is angry, the public's upset, we don't have a chance to discuss it at length before we vote on it so I voted against it for that reason as well. That's a practice that I'm committing to stopping. I've published a list of 34 things that I think we need to do. I call them the Reed reforms, you can pick them up on my Website, chuckreed.com. This issue of the late staff report policy by surprise is one of the ones that needs to be fixed and I will fix if I'm elected mayor [applause]

>> Michael Mulcahy: Well, I've been very critical of the grand prix debacle only because we didn't know about it. We didn't know about it and we should have as private citizen as taxpayers and as people who are interested in moving San José forward, we should know about it. Because we should be part of that process. I was a huge consumer of the grand prix last year and I will continue to be in the future. My children, my family, really enjoyed it. But I think that we have to use this as an example to implement the kind of tools we need to open up this city. Sunshine reforms are part of that. Economic impact reports are part of that. How much will it cost? What are the benefits? Who do we -- what do we have to do -- what are we going to give up in order to get that? And how can we better include the community? I think that it's absolutely critical that sunshine laws be put into place as quickly as possible. There's a lot of discussion about how that would work. I will implement new sunshine laws and new technologies to

connect the knowledge of the public to the decision making process. We will make decisions in public, but beyond that, we'll tap into the knowledge of the public. We are one of the most incredibly creative and innovative places in the world. We can do better. [applause]

>> Roberta Gonzales: Mr. Herrera.

>> J. Manuel Herera: I think we need a cornerstone policy in this area that values our local community and our local businesses first, that the time for leverage is at the beginning, when the market is looking for an opportunity and wanting to partner with the City of San José, then is the time to say we can strike an agreement here, and the first principle is, local participation. The city does actually have a decent track record with small business participation in procurement contracts. We ought to extend that same kind of performance to the special event and special initiative opportunities that arise. The grand prix just add also a personal comment on that, is something that I found almost thrilling for the City of San José. I'm not quite a race fan, but I loved the attention that it brought to our region, to our community. But not at the expense of community centers and parks, maintenance and library hours that have to be maintained. Not at the expense of a public that was literally shut out of any discussion of the ability to help decide process and priorities. And so before we move in any kind of situation like that, we do need to know our priorities, and we do need to have a process where the community is involved in deciding, and we do need to make our local businesses first. Thank you. [applause]

>> Roberta Gonzales: Thank you. We're going to begin another round of questions from our panelists while we still have time. But at this particular moment I'd like to remind all of you, we have bobbies from the list panic association Realtors and affiliate. He will be handing out three by five cards and pencils or pens if necessary, for you to write your person questions, a question you would like the candidate to answer. And then about ten more minutes we will ask you to pass those three by five cards to the ends of your aisle. We will collect them and then we'll pose those questions and we'll try to get to as many as possible. Also, for our Internet users, again, this is right now being streamlined live on CBS 5.com. For all of you who may be watching, this is the time to e-mail us your question. There should be a link open CBS5.com that says 2006 San José mayoral race. Click on that link. We will receive your question right here at City Hall in San José. Our very own Len Ramirez from CBS 5 television, he has Internet capabilities, he will be then asking you that question. This is facing a bar. I've never heard of this before, have you? Welcome to the 21st century. And thank you, Len, for your participation here this evening as well. So Bobby will begin to work the room here. Meanwhile Mr. Joe Munoz, I believe you would like to ask this next series of questions. This time begin with Dave Cortese.

>> Our city has implemented smart growth policy, the BART extension project to San José is a key element to this policy. In light of the fact that our current mayor has removed himself as a board member, BART costs rise and sales tax projections plummet, what efforts would you put forth to ensure that this project comes to fruition in a timely manner?

>> Dave Cortese: That's a great question. BART is the single most important economic development that this region knows right now that is on the table right now. About the only thing that compares to it is the expansion of the airport. Those two projects really overshadow everything else going on on the public investment side. We need to do everything we can to make sure that BART gets here, that gets to the south bay. You're absolutely right, the future smart growth particularly of high rise residential as you get into the urban core is really going to be dictated by that BART corridor. It probably has a lot to do with economic development not just here but all over the Bay Area. As the president of the association of Bay Area governments which is a 100 city association involved in planning housing responsible for housing, planning here in the Bay Area, I can tell you that that corridor is absolutely key to the smart growth policy for the entire region. So I favor it. What needs to be done is we need to stay the course. I

think it is important to elect a mayor who's been involved in that process for the beginning. I've been involved in the VTA board for the last five years. I understand the nuts and bolts of what it takes. To advance the EIR to acquire the right-of-way. The most important thing is what its going to do for the region. It's fundamental going to change the landscape of the region in terms of jobs creation, of how we can create live work arrangements along the corridor. Everything in those principles of smart growth is embodied in that proposal. When you talk about links, go to Davecortese.com and there are detailed statements on that Website in all of those areas. Thank you. [applause]

>> Roberta Gonzales: Mr. Reed, are you okay with the question or would you like a repeat?

>> Chuck Reed: I'm fine, thanks. The key elements of smart growth are putting the hoist near the jobs, the jobs near the housing. And getting people to live on transportation corridors, so they can get to work without having to take a car or at least maybe they can get by and just have two cars in the family instead of three. BART is a critical element to making that happen as are the light rail lines and corridors. I've been working on the BART project since we first went to the budget to try to get the money. I've served on several committees over several budget measures. I'll do it again. It now appears that we have to go back to the voters maybe in June or November, to make that BART project a reality. I will serve on those committees and continue to work on it. BART is something we have to do for the future. It may not help those of us in the room very much but we are using infrastructure in California that was built by generations before us. Some of this infrastructure we have is 40 and 50 years old, we are making good use of that today. BART is like that. We build it for our grandchildren and maybe we'll get to use it a little bit for ourselves. But it is about investing in the future. It is the infrastructure that we need that we have to have and that's why I support the BART project. It will make it possible for lots and lots of people to get to work without using a car. They won't have to get on the freeways, they won't have to get on the city streets. And that's why it's important and I will continue to support it. Thanks. [applause]

>> Michael Mulcahy: First I support a BART extension to San José. BART was the right things for our community 30 years ago, it is today and it will be 30 years from now, especially 30 years from now. But it will take vision, commitment and credibility on the part of elected officials to make that happen. But it's not enough just to say that we're for it. It's just the beginning. I don't support the political process that has one program dominate sound policy overall. What we need to do is take a step back and ask ourselves, how can we move the most people via mass transit and what is the most cost effective way in doing so? Other cities are looking at bus rapid transit and there's good early evidence on that. Car-sharing, bike paths, walking paths, planning the places, jobs close to housing. New and better buses, ride sharing, promoting telecommuting. These are all parts of the equation and they need to be worked into our answer. One major thing I'd like to do is look at the incredible duplication of transportation systems. We've got BART K VTA CalTrans SamTrans, all of these take care of intercity transit that affects our region. Why? I ask the question why not merge them all into one agency that would have broader resources to create one plan that will work? I'm here because I think there are things we can do better. By doing differently. And that starts with seeing transportation as a public policy challenge, not a public football, political football. [applause]

>> Roberta Gonzales: Mr. Herrera.

>> J. Manuel Herera: Well, ultimately mass transit is key to not only economic development, but the livability, the quality of life for our region, especially for succeeding generations. I served as a county transportation commissioner for seven years, which was a precursor to the current VTA, valley transportation authority. I was appointed been then mayor Tom McEnery, and City Council. And understood the issues involved, where you can conceive something, know it's needed and have to look 15, 20 years up ahead. It is crucial that we as a community and public leaders continue forward not only

with BART but with all other multimodal forms that will allow this region to finally start to breathe into its growth rather than to be strangled by it. I see my self as mayor as being someone who is a strong advocate. Currently right now the real challenge is to take the case to the community as we have in the past. We can see the need. But if the community does not understand it, and if it does not believe that the priorities are right, we will not have the support that is needed in the community. And that means equity issues, not only is the center being served in San José, but is the north county being served? Is the west valley being served? Is the east valley being served? We're going to have to make tradeoffs and what we take to the voters is going to have to be an equitable package. I say stay the course. BART is something that is needed as part of our future. It is a heavy rail system versus a light rail system but it will correct an error that was made in the 1970s by local business leaders who believed we did not have to be a part of a Bay Area network. Now it's on our generation to go forward with this project. Thank you. [applause]

>> Roberta Gonzales: Cindy Chavez.

>> Cindy Chavez: Thank you. Let me just remind people a little bit about where we are today. You all know that San José is the 10th largest city in the country and we're about 177 square miles. And no big city in the country I hope is asking themselves whether or not they should have BART, buses, bus rapid transit, or light rail. Most cities are looking at ways to stay very connected. They want multiple ways to get from point A to point B. And when you think about the fact that we are continuing to compete with places like India and China, one of our huge advantages over those communities is it's very difficult to get around regionally there. It can't be difficult to get around regionally here. The valley transportation authority has a plan and the plan includes BART. Bus rapid transit. Buses. Small community buses. Bike paths, walk paths and we're integrating all of that. It is the only regional authority that is fully integrated with the exception of BART because we don't have BART here. Places in other parts of the region are trying to figure out how to integrate, and when you have conversations about trading off from point A to point B you really are looking at one pot of money and able to assess that very carefully. BART is critical to the future of the valley. It is critical for reasons that my colleagues have laid out but the other really critical point is this. We won't achieve in-fill development in the absence of building along heavy rail and light rail. And San José needs to be the most globally connected place to continue to build our community in a strong and helpful way, both with jobs and housing and all of that and we need to be prepared for BART and we need to be prepared for high speed rail. I mean it's an area that we need as a community to stay very focused on. I'm the chair of the valley transportation authority. I'll keep focusing on that and I'm the chair of the policy board that governs federal resources coming to San José and I will stay on top of that, as well. [applause]

>> Roberta Gonzales: We're just about ten minutes away from opening up the program now to our dedicated audience. And our CBS 5 web users. And so I'm going to try to forge ahead and see how far we can get into this next question. It is being presented by Ms. Trixie Johnson from the League of Women Voters. Trixie this time around you'll begin with Mr. Chuck Reed.

>> San José has to -- has many more resident workers than we have jobs and tax paying businesses to support services for residents. What account mayor do to encourage more good paying jobs for a variety of trades, skills and professions to locate and grow in the city? What's your vision for the kind of economic development that will provide a stable tax base?

>> Chuck Reed: I said in my opening remarks that we need to be the best place in the world to start and grow a business. We lost 200,000 jobs in this area when the dot-com boom went bust. A lot of those jobs are in manufacturing. We are at a huge cost disadvantage over our neighboring states, Texas, Nevada, Arizona, and a tremendous cost disadvantage over lots of other countries in the world. So those

jobs are not going to come back in the same way. But where we have an advantage is in the brain power and the entrepreneurship and the know how and the venture capital and all these things that make this a wonderful place to live that attracts people who want to start businesses, ops what want to innovate. We have to do be the best place in the world to do that. If we are we will get the job growth in companies that go here and go to 1 to 100. That's where we can get the job growth. Those are good paying jobs but we have to be the best in the world. To do that we need to do -- not just have a bunch of programs. There are three things you have to do first as a government, city government. First, do no harm. If you're laying regulations and taxes on businesses that increase the cost of creating a job you will get less job. If you are condemning private property taking away businesses and putting them out of work, that's bad for a business. So you have to do no harm. Then have you to good get out of the way. If you have regulations that slow down the process and make it difficult to start a job and expand, or if you have restrictions that don't allow people to go up in north first street when I got into office the limit was two stories. That's not the future of Silicon Valley. We have reduced that limit. We now have a limit that says the market will tell us how high those buildings should be on north first street. We want companies to grow and expand here. We are getting out of the way. The third thing is we have to do our own job in terms of the infrastructure, BART is one of those. Transportation infrastructure is something businesses cannot do. They can't provide electricity, they can't provide water and they certainly don't control the safety on our streets. All things that the government has to do and if we do that, do no Marple harm, get out of the way and do our jobs, the businesses will grow, there'll be more jobs, we'll get the jobs back.

>> Michael Mulcahy: I think one of the mayor's most important jobs is to build business opportunities, retain them and grow them as we have seen the development of those opportunities already in this valley, but unfortunately we've had a very stagnated growth in the last several years. I think one of the great opportunities is in our small business community. We need to help them start, we need to help them grow, or help them sustain themselves, if they're not interested in that growth. But we need to help them nonetheless. I'm going to make it a priority because I know this is where so many of the jobs are coming from. This is where so many people who have been historically shut out, women, minorities, immigrants, this is where three have the ability to gain access to economic security by starting their own businesses. I'll start by ensuring priority in city contracting. We need to do more than give lip service on this. We need to get new and expanding businesses opened more quickly, and with great customer care. This strikes right at the heart of the Planning Department and its affiliates. We need to make sure that we are getting projects off the desk and moved through the process as quickly as possible because time is money, in the business world. Necessary we need to see this as part of an overall economic strategy for the city and the region. And this is going to be one of my highest priorities. It takes job training, better schools, safe communities, strong marketing and a mayor who works every day to make our economy stronger. It's one of the things I have trouble with in this government right now. We have people fighting over a slinging pie instead of fighting together to expand the pie. I think we're positioned to gain economic leadership in so many areas, and I'm going to work to make that happen, to help small business and every single one of us. [applause]

>> Roberta Gonzales: Mr. Herrera.

>> J. Manuel Herera: First we need to understand that economic development and quality of life are intertwined so closely as to be opposite sides of the same issue. We need use our land more efficiently and build housing in close proximity to projects. We can be both business friendly and environmentally sound if we set up a framework of values. I have been asking myself often just the growth in San José had took a dive in post-- seemed like post9/11 although it came a year after that. We went through a period of economic growth that turned out to be more illusory than real. When it burst it burst

precipitously. We represented a 10th of the jobs in the nation that were lost that year. And the growth that is coming back is incrementable. But it is incremental in a healthy way. I think the city at this point needs to continually with new business incubation, with permitting, streamlining permitting processes with land use that allows a more efficient use like the north valley area, the golden triangle area along first street especially where we're allowing taller buildings now and allowing 28 million in square feet in development and 32,000 housing units. Those kinds of concentrated and focused developments are a way to attract appropriate growth. I see the need for stronger education as part of economic development, a subject that's dear to my heart, research enterprise, just the entrepreneurship that arises in our small business community. We must be more responsive to the little people in this community who make our economy work at a most fundamental level. Small business is a key to the success of this community. Thank you. [applause]

>> Roberta Gonzales: I will allow the last two candidates to answer this one question, before we close the panel session. And move on to the Q&A from our audience and our CBS 5 web users. Thank you. Cindy Chavez.

>> Cindy Chavez: Thank you. I think first of all we need to be a great place to live. Because now, in this day and age, people can be consumers of place. You can live wherever you want. And so we need to continue to be a place that businesses and families can thrive in order for us to be successful. We need to maintain our role as the safest big city in the country and we need to continue to focus on affordable housing and especially affordable for sale opportunities. But let me talk about what we've already accomplished and what I've already accomplished in this area. We do have local preference for local businesses around that's very important. We made changes to the sign ordinance allowing businesses to tell people where they were because we had pretty restrictive sign owners beforehand. We've allowed and are making it easier for people who move into new buildings to make tenant improvements and get permits over the counter. We're allowing those buildings to be condo mapped so that small businesses can come in and get a place of their own and not waste huge floor plates that they wouldn't be able to use. I served on the statewide task force for nanotechnology and we in San José have an incredibly successful series of incubator programs that were started under mayor Susan hammer, that are fabulous. One that is new has been our bioscience incubator and one of the elements that we're adding to that that I think we are going to see great success is related to nanotechnology. I think we're doing a lot of good things. Is there more to be done? You bet. Part of our programs is counter to council that I served on including a number of businesses including Mr. Mulcahy to help businesses be more successful. Thank you.

>> Roberta Gonzales: In Cortese.

>> Dave Cortese: I learned a lot about job creation from my own experiences over time. As a local businessman I've created hundreds of jobs myself. Serving on the East Side Union High School District for years, we created jobs that are paying off to this day in terms of job creation to make sure we're growing a local workforce. As president of the Santa Clara cities association a group which sends 15 mayors to one congregation, one meeting every month to try to develop citywide subregional issues or county wide subregional issues I developed a joint policy collaborative, I spearheaded that as president, we brought in 15 business executives, all 15 mayors or their designees, Silicon Valley chamber of commerce, because it doesn't do any good to have one city adopt a job creation program and then have three more cities get in the way of that. We all have to be on the same page. So a lot of the answers are regional and some time I'd like to tell you about some of the projects that that group is tackling. I'm very proud of it. There's common sense things that need to be done. I remember a couple of years ago, there was actually a proposal before the City Council to eliminate or ban the use of real estate signs on front

yards. Something like that should not come before the City Council in the City of San José. That was eventually sent back to a committee where former Councilmember John Diquisto and I sat a four-member committee and he and I were able to keep that from ever coming out of committee again. We have common sense ideas about that. I went to City's rules committee and brought this memo asking that we create a self-insurance fund so that small businesses can bid for city contracts here without having to go out and collateralize payment of performance bonds at high premiums outside. Very simple objective. City Manager said that was doable. That was kicked out of rules committee because they didn't think it was ready to come to City Council and we haven't seen it sense. Common sense say we take these initiatives and move them forward. Thank you. [applause]

>> Roberta Gonzales: And with that, this which conclude our panelist session. For all of you in the audience, let's give a big hand to our panel is. Joe Munoz, Trixie Johnson, Gloria Duffy, and Mariel Caballero. For your intriguing questions, thank you, thank you. All of you have been sitting here sore quietly and diligently. Thank you so much. Have you found this interesting and enlightening? I thank you all for being here. I know your time is precious but this just goes to show what leaders you are in your own community, that you want to make a difference. And do you want to see some changes, obviously. Have you a lot of passion for being here this evening. And it's time now for us to hear what's on your mind. And since you have been sitting here so patient, your parking validation is available at the top of the chamber. There we go. We don't have a lot of names on these questions but the first question, I think what I'll do, if I'm correct here, Mr. Mulcahy, it's your turn to start off. You have one minute and 30 seconds to answer this question. We'll go around through the candidates before we then get to ask Mr. Len Ramirez to present a question from our CBS 5 web users. First question from the audience beginning with Mr. Mulcahy, what is your experience and vision of the city in partnering with small, local businesses, in fostering economic development for the community? One minute, 30 seconds.

>> Michael Mulcahy: We had a bit of this question a few minutes ago. And I think it's an absolute priority for the City of San José. It's where a significant amount of our jobs come from. But we also need to think about the people that aren't sort of falling on the small business community radar, and those are the people that work out of their homes. I think seven to 8% of the jobs in the City of San José come from people that work out of their homes. And I think we need to do everything possible to grow those opportunities. If those are people that for whatever reason, just can't seem to get their legs together, get into an office property in San José, or to figure out a way to grow their business, we need to make sure that the office of economic development, City of San José is reaching out to those people as well. I think we need to do a better job of marketing our services, we need to go into the homes and neighborhoods of people that have great opportunities to start their own businesses, but just may not be doing that at this point. We need to make a connection between those and the banks that have to provide CAR opportunities so that they can make sure that they're investing in San José. [applause]

>> Roberta Gonzales: Mr. Herrera.

>> J. Manuel Herera: In a word we need more personal service to our small business community. It can be a nightmare to have an idea an an entrepreneur and then find yourself in the bureaucracy with business licenses and county Health permits and building permits if you need to remodel your place of business to get necessary signs, perhaps be required to replace sprinklers in buildings that need an upgrade, sidewalk repairs, you name it, a small business person is likely to be up against every challenge. And it is incumbent upon us to give importance to the vision and dreams of people who know that they can bring a product or a service to our community, and rather than defeat them, let's be partners with them. Let's solve problems with them, rather than ignore them, let's actually give them attention. Because we certainly do that for the big players in the valley. We hold their hands through the

bureaucracy. We streamline a process. But we also have to provide Nordstrom service if I can use that phrase for the little people in this community. Thank you. [applause]

>> Roberta Gonzales: Cindy Chavez.

>> Cindy Chavez: Thank you. I think one of the most important things we need to do right away is understand as a city that we contribute to the cost of doing business. Especially when we don't move in a quick and efficient manner. And so one of the things that I'm hoping comes out of our counter to council program is we actually tighten the time line from when someone walks in the door from when they leave with all the permits and other licenses they need. I think the biggest problem we have is that our services to small businesses north integrated. So we will send you all over town instead of being able to you in one place and if you haven't had a chance to tour the new City Hall it's important do that because we go have a one stop shop now as it relates to building and construction but we don't have that same one stop shop as it relates to small businesses. We do have a couple of counters there but not integrated in a way to make it inviting for someone to do business here. We have great partners in the community especially with our small chamber of commerce, and in many respects I don't think we've used their talents to the best ability in being able to provide the support that small businesses need to be successful and thrive here. [applause]

>> Roberta Gonzales: Mr. Cortese.

>> Dave Cortese: Thank you. Let me pick up where I left off, because it was a similar question. We need permit streamlining. If you leave out San Fernando you'll see a copy store that still has its sign up that has been closed for months and months and months. Right here at the corner. That was part of the JPC that I was telling you about. He showed up at his first meeting and he said I'm not going to be here anymore because I just went out of business. I said you just started your business. But he said it took so much of my revenue, when I got here I ran out of money before I was ever really in business. He doesn't mind me telling you that story, he's been saying it publicly for a long time. That cannot happen anymore. We should immediately invoke permit holidays for small businesses like that, over a period of 90 to 120 days, and see if that begins to foster an increase in those kinds of businesses right away. You have to have some passion for the small business development, I think to get the passion you have to have been out there in the street doing it. I'll tell you something that was going 30 years ago, ten years ago, 20 years ago and today, we have inspectors going out to business people trying to get their jobs signed off, telling them I don't care what your balance say you need to begin over again because you've done everything wrong. That can't happen anymore. Someone who is mayor of San José who understands it will stop it immediately. We should be a wired and wireless city and that's a major priority for the city in the future. Thank you. [applause]

>> Roberta Gonzales: Mr. Reed.

>> Chuck Reed: We need to be the best place in the world to start and grow a business. That's my vision. It's awfully hard to get there, I know. We're probably not even the best place in Santa Clara County to start and grow a business right now. We have some problems we need to address. About 15 years ago I was chairman of the board of the San José Silicon Valley chamber of commerce. One of the tough things we were dealing with was how long it got to get permits. Let me give you an example. It took 60 to 90 days to get permits to do tenant improvements on an existing building. If you want to make tenant improvements in the 9,000 square feet of mountain space in my council district you'll probably get them in an hour. You put everybody who has anything to do with that process, lock them in a room and don't let them leave until it's done. It's about budgeting and having performance measures so we know how well we're doing and our staff knows what we want them to do. It can be done. I've seen it done. It took 15 years, I'm a patient man, we will do it, we'll be the best place in the world to start and grow a

business. [applause]

>> Roberta Gonzales: At this time I would like to introduce to you someone who will be presenting our next question. This one is provided by one of our live CBS 5 web users and it gives me great pleasure and really an honor to introduce to you somebody who has such wonderful family tradition and heritage and history right here in the south bay, in San José, and throughout the Santa Clara valley, I'm not only proud to call him a colleague but I call him my friend, Mr. Len Ramirez from CBS 5. So Len, what are you doing there?

>> Roberta, we have a hook into our Web in San Francisco. People are watching this on the web. A viewer Cameron McIntosh says, I think sports are important to civic pride and regional identity. Cameron wants to know I know there's been some controversy about the grand prix funding but I want to know about baseball, is luring the A's to the south bay a priority and would you commit any public funds to a baseball stadium?

>> Roberta Gonzales: We'll begin with Mr. Herrera. One minutes minute and 30 section.

>> I agree that sports are a real community builder and can spur everything, community spirit, economic development. But again, we always are at the question of priorities. This city has cut 260 something million dollars over the last four years, we're looking at deficits at last October were forecast at more than 70 million probably to be revised downwards to about half of that in the near future. Nevertheless, we're still coping with deficits. Sports teams ought not to displace community centers, libraries, parks maintenance or core services that we need for public safety. What I do believe is that a mayor can be a strong advocate, especially turning to the deep pockets in this valley. There are boosters in this valley who would dearly love to see the type of sports franchises that Silicon Valley ought to have. But it ought to rest, especially at this time, on the private sector with its own initiatives and its own vision in partnership with the leadership of this community including the elected officials to bring these teams forward based on private financing and not the public purse. Thank you. [applause]

>> Cindy Chavez: I believe that sports teams and I think college sports teams and even amateur sports create a lot of wonderful opportunities for communities to gather and build community. And so I think they're very, very important. I share the concerns I know of many folks who have e-mails me after reading my comments in the paper both about the grand prix and major league sports who say to me Cindy we think that's a very good idea but our concern is the use of public dollars. And I think as we consider what kinds of opportunities there may be with major league baseball, with major league soccer, even with amateur sports teams like the seahawks that we need to consider where we are in our financial stability as a city. I think there may be creative ways to partner but we don't have a proposal before us that I've seen to respond to. Are they community builders? Yes but we need to protect our milk -- public purse, thank you.

>> Dave Cortese: Thank you. I'm a huge baseball fan, I have been all my life. In fact I picked up a children's version of the biography of Babe Ruth. I'm hoping to read another chapter to him tonight if we finish on time. But I want to say about baseball per se that a couple of years ago I think almost exactly two years ago I realized there might be an opportunity to attract base because here to San José and I think that kind of insight is really important and I think sometimes business experience over time will help you develop that kind of insight. You start looking at opportunities that aren't tomorrow or the next day but are a year or two out. And I was doing that and I asked members of the San José chamber of commerce to come down to my office, I'll mention a couple names, Jim Kineen, Mike Fox junior, I don't know if Michael was there or not. We sat down in the office and create an organization called Baseball San José a civic booster group to begin the process of trying to lay the groundwork for this opportunity that some of us felt might be around the corner. A lot of people asked a lot of questions about how

foolish we were at that time. But as we keep going forward now, we're seeing that that opportunity is not so foolish. The only kind of public funding that should be invested in the baseball stadium to make that happen is what I call quasipublic funds. They're public funds but generated by public sector develop. We can create an enterprise zone, where all that development pays for the public stadium and that's the way it should be done. .

>> Roberta Gonzales: Mr. Reed.

>> Chuck Reed: I played baseball, most of the time when I was growing up, probably half my life. Seems to have been spent in little league watching the games when my kids played. So I really enjoy the game of baseball. But this one thing I know: There will be no public money spent on a baseball stadium in San José without a vote of the people. That's not just me make it up. That is the law in San José. That has to frame the debate. We cannot go forward with any kind of a plan that the people are not going to support. Whatever financing package we need has to be done with that in mind. And it's been important I think to be as open and honest with the public about that process as possible. And that's why early on, I asked for and the council approved having the City Attorney do an opinion, a public opinion, about what we could do and what we could not do with regard to getting started on trying to see if we could get a baseball stadium. Because I wanted to public to know exactly what the rules are because I'm going to follow the rules. I will work to see if we can find a financing plan, a package of some kind that the people will support, but I'm not in favor of taking money out of the General Fund and I wouldn't support that. [applause]

>> Roberta Gonzales: Mr. Mulcahy.

>> Michael Mulcahy: I'm a huge A's fan, I have been since the day I was born. Older brothers, father, we used to go to the game, I can remember watching the Boston red sox and the A's play. I'm a founding member of baseball San José, Dave and I have served on that since its inception. And I believe that baseball is a community builder, it is something to stake pride in. I watched the Super Bowl over the weekend and they played fan commercials where people all over the country in their different cities showing their pride and showing their colors and seeing what a great community builder that is. I've seen Denver, Colorado, San Diego and other places, where facilities have recreated down-and-out areas that are now thriving and full of businesses and full of great opportunities for small businesses for tourism, for convention goers, and the like. And I think it's a great opportunity for us. I talked earlier about an economic impact report. We have to make sure that it pays for itself and that it works. Chuck mentioned the fact about a city charter issue. We -- even if it was a private development deal, I still don't think we would get past a public vote. So the people will be heard, the people will have an opportunity to participate in that process. They must and they will, and if I'm the mayor of San José I'll not only try to bring baseball to San José but I'll make sure that the people are involved in that process. [applause]

>> Roberta Gonzales: Mr. Munoz, I hope you parted me here, I will make the executive decision, I will have the audience support on this. I would like to facilitate our audience, they have so many wonderful questions so what I'm going to do is ask one question to each one of you. So you will not be answering each one of you this one question, so we can hear more of what our audience wants to know, and that's why we're all here as well. So this one question, this goes to Ms. Cindy Chavez because I believe it is your turn to begin here. This question is from Claudia Martinez Soto in our audience tonight. She asks, with the lack of a federal and state funding, what can be done to upgrade the numerous dilapidated schools? Children in our community deserve better.

>> Cindy Chavez: Well, thank you very much Claudia for the question. And let me respond to it this way. As it relates to the physical infrastructure of buildings, we have spent actually quite a bit of our redevelopment money rebuilding and providing support to schools. If you look at that time school across

the City Hall, Horace Mann, was but in a public-public partnership, redevelopment and the city created money. It was portables and now it's a delightful school. We've built new parks at Ann Darling, safety mechanisms to schools, including fencing where children were crossing. In fact in one of our schools downtown we actually rebuilt the street, it looked disrespectful, it looked like we didn't care about our young people and community. I think we need to be more aggressive with that and continue to partner to be able to leverage our resources. Because with the partnership we've been able to spread a very little bit of money to a lot of schools in San José.

>> Roberta Gonzales: From CBS 5 Len Ramirez do you have a question to ask from our web users?

>> Somebody is asking about access here. This is from --

>> This will go to Mr. Cortese.

>> This is going from a viewer named Sharon La Rosa. How do we get concerns from individuals, this is from a volunteer who tried to e-mail her City Council about a blighted area around a museum of textiles.

>> Dave Cortese: I think blighted areas are the most important issue. E-mail her back and tell her to e-mail my office, Shell get Nordstrom service from our office almost immediately. The council district I represent now, which is a model for how to do it all over, when I was first elected I found out there were only a few, less than half a dozen neighborhood associations in a district of 95,000 people. We're going to go out and hold community based meetings in all of these neighborhoods and find out where there are leaders in these neighborhoods and would like to be engaged and seize on empowerment. So the governance is coming from the bottom up as opposed from the mayor and council down. We did that and created over 200 neighborhood associations in the first two years and immediately created the district 8 community round table. Where all of those community based agencies meet regularly and to help advise me on policy decisions within the district. That's the kind of empowerment we need citywide. That's how things like the general plan should get reshaped. The people who have the best solutions in this city for the future quality of life of this city are the people in the neighborhoods. The best solutions come from the community. Thank you. [applause]

>> Roberta Gonzales: Okay, we have a question for Mr. Chuck Reed, this one is from our audience. And this is directed to you. In the aftermath of the Norcal controversy, what actions would you take as mayor of San José to prevent this from happening again and to restore confidence in our government's ability to handle situations such as this?

>> Chuck Reed: I mentioned in my Reed reforms, they are in the hall, you can get a copy or go to my Website, chuckreed.com and look at them. Most of those are deregulated at having a honest open and fiscal responsible government. The Norcal case in question is an example of how all those things failed. We had a secret deal by the mayor that was hidden by the council. I wouldn't do that so that would be different. The council when presented with the secret deal, and was informed that they had no legal obligation to pay the \$11 million to Norcal, voted to do it anyway, I wouldn't do that. I voted against it so that would be different. More importantly it is a need to change the culture in City Hall and that has to start at the top. Politicians and bureaucrats by nature want to keep things close to the vest. They want to tell people what they think they have to know. I have a different philosophy. I want to tell the people because they can help me. They will tell us when we're making a big mistake. But if we're trying to hide it, and spring it on them at the last minute, we're not going to have the advantage of that. I believe in an open government. I think you need to change the entire culture to do that. We'll have a new mayor, vice mayor and City Manager next year and we'll have those next year. [applause]

>> Roberta Gonzales: Mr. Mulcahy your next question will be from Len.

>> Bob and Carol Sippel write, everybody is talking about Coyote Valley and yet building after building in north San José is vacant. Are we going to do something to fill up our vacant commercial buildings in the

north?

>> Well, we have to get jobs back. We have to get our economy going locally and we have to make sure that we take advantage of the infrastructure that we've invested in over the last several decades in north San José. Chuck referred to the 9 million square feet of vacant buildings in that area and we need to get creative how we're using those buildings going forward. I believe jobs will fill those buildings obviously, and that our developers and our development community, our real estate brokers, our City of San José, all departments involved in recruiting and retaining businesses and growing those businesses need to come to the forefront to make sure that we are maintaining an opportunity to fill those buildings going forward. The Silicon Valley chamber of commerce, the Silicon Valley leadership group, they are key players in growing this economy and providing the jobs that will develop in those buildings for the future. [applause]

>> Roberta Gonzales: A question from my audience directed at Mr. Herrera. How would you actively engage a diverse county population to participate in city government?

>> J. Manuel Herera: Thank you. I am going to be setting out a proposal during this campaign which I am referring to as citizen town hall. Citizen town hall is based on a premise that we ought not to have the community resolving around city government. But we ought to have local governments resolving around the community, and that the community ought to have its own physical place and location, constituency voices ought to be heard, relationships should be developed, priority issues should be tracked, and the influence of insiders and special interest groups ought to be counteracted in a community with its local governments. So it is important to hear the voice of the people and the voice of the community, especially the diversity that we have, in any given issue in public life, it starts out on a continuum where you identify an issue, you move to some kind of analysis of it, you seek review and comment, you do a preliminary approval, you do a final approval. That continuum continually freezes out, until a decision is all but formed. We need to change that and we need to assure that at the table are the voices that the community represents with all its diversity. Thank you.

>> Roberta Gonzales: Len Ramirez question from the web.

>> This necessary next question is from a Lionel Cordova. I'm a minority contractor, are you for minority contractors and what would you do to secure jobs for minority contractors?

>> Roberta Gonzales: This question for Cindy Chavez.

>> Cindy Chavez: One thing that the City of San José can do a better job at is outreach to small businesses, women owned businesses, we just don't -- we haven't done as good a job at that as I think we can and one of the challenges I think we have is we've not made it very easy for people to know -- how to apply for contracts online for example. If people sign up and they know how to use a computer and they're pretty sophisticated about it then we get it in a the loop. There is no way to do that very easily. The other thing we have a big problem with, we put forward specs for jobs, we don't talk about the new new thing that's happening. I'll give you an examples. We had a person who wanted us to consider using a product that we hadn't used before for weed abatement that was not toxic. And we don't have in our specs looking at the environment for example. He gave us that feedback. But to loop him back in our process would take us almost a year. One of the things I've been considering is whether or not we ought to have our staff get together at the convention center, allow people pitch them on emerging technology and new ideas especially for our local and small businesses. Because to get a city contract or a public contract could be a great day to get them started in many respects so goes you know San José, so goes the city -- you know other cities as it relates to the use of new products. Thank you. [applause]

>> Roberta Gonzales: We're just about winding down, just a couple more questions coming down. From the audience for Mr. Dave Cortese. You did state that the Coyote Valley should not be developed for

residential use as of yet. Do you think that this will drive Silicon Valley workers to areas like Modesto, Hollister, and other surrounding cities and counties?

>> Dave Cortese: Well, if you develop Coyote Valley now with 25,000 homes and no jobs, they will be driving back and forth from Modesto and Los Banos and the central valley because that's the only thing they're going to be able to do. There won't be enough jobs for the people there. We can't deliver services without an industrial base. I don't know if everyone in the audience understands this, but the state of California allows us to keep business to business sales tax at a much higher percentage than any other tax and that's the premise that Coyote Valley was planned on. I did not say not to develop Coyote Valley I said jobs should not go ahead -- I'm sorry housing should not go ahead of jobs. I'm open to discussing concurrency. It's almost like splitting hairs. Jobs first or jobs simultaneously. Well, you know what? If the people who are planning this out and paying for the planning, investing their dollars can come up with an ironclad agreement that shows us how to create the jobs simultaneously with the housing let's do it, that's fine so long as the rest of the plan makes sense and is truly sustainable in an environmental sense. Then it will be better for San José.

>> Roberta Gonzales: Len Ramirez.

>> Roberta this is unsigned and it's a rather pointed question. If elected how will you deal with the well-known domination of organized labor in San José politics?

>> Roberta Gonzales: Mr. Chuck Reed.

>> Chuck Reed: Just win, baby. First, the mayor. The mayor needs to be somebody who's not dominated by any special interest group, whether it's labor or any other group. I'm that kind of a person. I have been working on ensuring that we have a level playing field in San José so that everybody can compete. I'll give you one example. In the last few elections, it's been possible to have people pay to be volunteers, on campaigns. I tried to stop that by changing the rules so that if you're paying somebody to volunteer on a campaign, that that's treated like any other contribution, whether it's cash or in kind. The council did not go along with that idea. That's something that we need to change. The labor coalition, the labor council needs to play by the same rules as everybody else. They have a great offerings. They run tough campaigns and I admire their abilities. But they shouldn't have an edge and the council should not be encaptured by any special interest group and we have to make sure there's a level playing field so that can do that. But the mayor has to represent everybody. The mayor has to have a broad city view, and not be beholden to any special interest groups. [applause]

>> Roberta Gonzales: Question from the audience, this is directed to Mr. Mulcahy. What would you do as mayor to influence the arts in San José?

>> Michael Mulcahy: That's a softball for me. It's something that's very near and dear to my heart. I think what we need to try to do everything possible to take our arts organizations to world class. And we have the infrastructure, well, we have the infrastructure of the arts organizations that can do it. We don't have the physical infrastructure today that allows them to get there. We need to continue to work on public-private partnerships, to make sure that our arts are getting the kind of attention that they need. The mayor needs to be involved in that. The mayor needs to be leading that. The mayor needs to be creating the connection between the business community and the importance of the arts organizations. What they're doing to provide jobs in our community, the not-for-profit sector arts agencies provides hundreds of jobs. Bring in thousands and thousands and thousands of opportunities, dollars, into our downtown. It's what is our life blood for the kinds of vibrancy, our multicultural arts groups, our dance organizations, our visual arts. They're all able to weave a fabric that connects the community. And I'll do everything possible to bring our arts organizations to world class and to make sure those incubating organizations have an opportunity to flourish for the future. [applause]

>> Roberta Gonzales: Well, Mr. Cortese since you mentioned you have a very special bedtime story that you need to read to your child about baseball tonight, I want to say that does its for this evening. We are wrapping up on time this evening. Before you go we have some last statements by Joe Munoz but I want to thank all of you for allowing me this blessing to be with all of you here tonight. It's been very, very enlightening and cherished and if I may ask you for your indulgence. I do write a blog and I'd like to feature this, one photo please. This is very cool. And of course I can't forget all of you, you could wave, hi, okay. There you go. And I'd like to remind all of you in case you didn't get enough of this you can go back home CBS5.com, there will be a link that says 2006 mayoral debate San José, click on that and we will have this entire process archived just for you and tell a friend. Send a link to someone that you know and cares about this debate. Thank you so much, everybody, thank you. [applause]

>> What a job by Roberta Gonzales. It was an honor and privilege to work with you. We have a token of appreciation for you. This is HARA's first attempt at political forum. Miguel Palma CPA, first American title, superMercado, the Santa Clara County association of Realtors, constant image photography, the Latino peace officers association, another thank you goes out to the panelists and their rep, thank you very much it was great to work with you. I need to thank the members on our political education committee, Alex Florez, Richard Gonzales, HARA ambassadors, bobby Delgado, Ernie Alvarez, Dennis King and the Hispanic chamber of commerce of Silicon Valley. Thank you for helping us promote that this event and the stars of the show Thank you very much. Please join us for a reception in the mezzanine I do apologize. Excuse me, folks. Excuse me, we need to backtrack. We need to give our candidates an opportunity to close out. So we'll go ahead and start in sequence. Mr. Reed. My apologies.

>> Chuck Reed: My granddaddy told me to never stand between somebody and food. And it looks like the stampede has already started. So I will be brief. I want to thank everybody for coming out to hear us tonight. It's been an honor for me to represent the City of San José on the City Council. It's been a lot of fun. I'm enjoyed every day of it. Well, except for some of those long council meetings maybe they weren't so good but I appreciate the chance to serve. San José is a great city with greater potential but we need a leader who will bring honesty fiscal responsibility and open government to the city. Somebody who will lead by example. I have a record that demonstrates I've got skills, I've got education, I've got experience to do the job but more importantly my record demonstrates that I have the independence and the integrity to do the job. There are a lot of things we need to do to have a government that we can be proud of that's honest, open, and fiscally responsible. They all take leadership from the front. The mayor has to lead by example. It won't work otherwise. Have I focussed my campaign on honesty, fiscal responsibility and open government to give I the people, a chance to determine the future direction of the city. A clear choice. I hope you will join me I need volunteers, I need money, I need everything. Go to chuckreed.com and sign up. Thanks.

>> Michael Mulcahy: We've got a long way to go to take back our city government but forums like this are a great start to doing that. Thanks for our hosts fellow candidates, thanks to every person here in the audience and attached by a webcast but being a part of the public dialogue and expecting more from our city government. The audience asked great questions I thought and I think you heard very good answers. There is a strong field of candidates in my opinion and I think every single person on this dais is well qualified. Each one of my fellow candidates made a excelling case. I was almost convinced but not quite. There are times when you need to break the mold. Times when you need to ask yourself can we keep doing the same thing and expect a different result. I think to really open up this government we can't send someone from the inside. It's going to take one of us. A citizen who loves the city and wants to see the city start working all the time, for us. And none of the time for lobbyists, special interest and

insiders. I am willing to fight every day to make that happen. I'm not just talking about it, I'm doing it. I've already pledged to receive no money from lobbyists in this campaign because I just don't think you can change city government until we change the way we elect city officials. This is going to be a great campaign. And I'm looking forward to continuing this debate. I want each of you to know I would be honored to win your support. I guess I'm not going to do too well with lobbyists but I hope I can earn your support. If you want to learn more about my campaign, go to [solutionsforsan José.com](http://solutionsforsanjosé.com). I will be around after if I can answer any questions. Thank you very much.

>> J. Manuel Herera: I'm second generation in the United States. I was actually a kindergarten dropout. Went to consume, first went out the door, spoke only Spanish, schools weren't ready for me at the time. But I've had an extraordinary life path because of the opportunity that is present in our communities and in this nation. I received scholarships that took me to the university and living and studying in India for a year, traveling around the world, Athens, Rome, Geneva, this east side kid who grew up picking prunes working in the cannery is now in public service and able to work for you around public policy. And I can tell you that things will be different if I am mayor. We do need a strong mayor, strong council, strong City Manager, form of government which was the vision and the intention of the voters when they amended the charter. We can make a difference in this community, we can create the San José that we know is possible. We are the people of San José. We're not San Francisco, thank God, we're not Palo Alto. We are authentic human beings who are connected to families and believe in every possibility in our lives. I ask you to look closely at each one of us and ask yourself who best represents the face of San José's future. My mom says it's me. [laughter]

>> J. Manuel Herera: And I thank you.

>> Cindy Chavez: Oh, I hate to disagree with your mother. First of all let me again how appreciative I am for all of you coming out tonight, just how important tonight is. In many respects spending the time going across the city is going to be a great opportunity for all of us who have chosen to run for mayor and helping to shape the future of San José. I'm running for mayor because I'm a problem solver. Since I've been in office I have accomplished a great deal. I've improved rules and laws around Megan's law, rebuilt schools that looked horrible, looked like we didn't respect our community. I provided support to small business, strong neighborhoods initiative program but in a thoughtful way to democratize, feedback on the budget, since I've been in office almost every year we've done a neighborhood summit and the first year I got in office I worked with the neighbors to decide what our work plan was going to be. And I reported back to them. To say here's what we were able to accomplish and worked with them along the way and continued to do that. It's been a great honor to serve you and I look forward I hope to serving you as the mayor of the City of San José. Thank you.

>> Dave Cortese: I mentioned earlier that I have strong ties to the community here, deep ties and a strong commitment to public service and that started at a young age not because I got involved in politics for a young age. I've just been on the City Council for five years. But my grandfather who taught me at an early age that we're working for the next generation now and the generation after that. And he started to tell me that at an age long before I had children, he started telling me Dave, you're working for your kids now and their kids long before I started my own family and I have a wonderful wife and four children now. But that should be one of the two tests for making decisions in the City of San José. Is it good for the City of San José? Just like I was saying about Coyote Valley and some of the other questions. If it's good for the city as a whole then it should forward. Secondly when you are talking about good for the City of San José is it good for the next two generations, maybe the next seven generations as the native Americans have said. I try to make every decision on the City Council that way but what we have to do as I said earlier is get City Hall back on track. Decisions aren't being made consistent with

those principles now. We need clean ethical and open government. It's not okay to lie. At this level, or at any other level of government or anywhere for that matter. We need to manage city finances, properly, we need economic development consistent with quality of life in our neighborhoods. And we need a true education mayor, somebody who's been in the trenches who knows what programs to support, how that will create a future for those next two generations and the next seven generations. That's my resume. I'm enjoyed immensely the opportunity this evening to present some of that to you. I hope I can have your support, and I thank you for your consideration. [applause]

>> Ladies and gentlemen, I'd like to call Roberta Gonzales back to the podium to receive a token of our appreciation, Len Ramirez to KPIX CBS 5 add a high-tech twist to this forum. Roberta as a token of our appreciation we'd like to give you this certificate. Thank you very much.

>> Roberta Gonzales: Thank you everyone. Thank you very much.

>> The panelists and the other candidates will also be receiving the certificates. Honey, now you know where it came from. Thank you very much, we will be having a VIP reception for all of the candidates to follow this forum. Thank you.