

OVERSIGHT BOARD - SUCCESSOR AGENCY TO THE SAN JOSE REDEVELOPMENT AGENCY

AGENDA

Board Meeting

THURSDAY, NOVEMBER 9, 2017 @ 10:00 AM

17th FLOOR- CITY MANAGER'S CONFERENCE ROOM #1734

200 E. SANTA CLARA STREET, SAN JOSE, CA 95113

MEMBERS:

Tony Estremera, Chair, Santa Clara Valley Water Dist.
Ed Maduli, Vice-Chair, California Community Colleges
Abraham Andrade, City of San Jose
Jim Shannon, City of San Jose
Matthew Tinsley, Santa Clara County Office of Education
Debbie Cauble, County of Santa Clara
Glen Williams, County of Santa Clara

ALTERNATE MEMBERS:

David Barry, County of Santa Clara
David Snow, County of Santa Clara
David Campos, County of Santa Clara
Linda LeZotte, Santa Clara Valley Water District
Kip Harkness, City of San Jose
Jacky Morales-Ferrand, City of San Jose
Marko Mosunic, SC County Office of Education

STAFF:

David Sykes, Successor Agency Executive Officer
Richard Doyle, Successor Agency General Counsel
Richard Keit, Successor Agency Managing Director
Julia Cooper, Successor Agency Chief Financial Officer
Toni J. Taber, Clerk of the Oversight Board

ORDER OF BUSINESS

- 1. CALL TO ORDER**
- 2. CLOSED SESSION**
- 3. ADOPTION OF AGENDA**
- 4. APPROVAL OF MINUTES – [August 24, 2017](#) and [September 14, 2017](#)**
- 5. CONSENT CALENDAR - None**

6. ITEMS SCHEDULED FOR ACTION/DISCUSSION

6.1 APPROVAL TO AMEND AGREEMENTS WITH MUNICIPAL ADVISORS AND BOND COUNSEL IN CONNECTION WITH REFUNDING OF SUCCESSOR AGENCY BONDS

Adopt a resolution:

- A. Authorizing the Successor Agency to amend the scope of services and increase the compensation for Phase 1 in the current Agreement with Public Financial Management (PFM) in an amount not to exceed \$32,000 for a total contract amount not to exceed \$210,200;
- B. Authorizing the Successor Agency to amend the scope of services and increase the compensation for Phase 1 in the current Agreement with Ross Financial in an amount not to exceed \$15,000 for a total contract amount not to exceed \$136,800; and,
- C. Authorizing the Successor Agency to amend the compensation in the current Agreement with Jones Hall, a Professional Law Corporation (Jones Hall), in an amount not to exceed \$85,000 for a total contract amount not to exceed \$535,000.

6.2 APPROVE FIFTH AMENDMENT TO THE AMENDED AND RESTATED LEASE WITH THE COMEDY CLUB OF SAN JOSE

Adopt a resolution:

- A. Approving the Fifth Amendment to the Amended and Restated Lease (Lease) with the Comedy Club of San Jose, LLC for the use of the Jose Theater located at 62 South Second Street extending the term for three years; and increasing the monthly base rent each year; and,
- B. Finding that the Lease with the Comedy Club of San Jose LLC will increase revenues, decreases liabilities and is in the best interest of the taxing entities.

6.3 APPROVAL OF THE SALE OF REAL PROPERTY LOCATED AT 490 SOUTH FIRST STREET (SAN JOSE STAGE THEATRE COMPANY)

Letter from Senator Jim Beall

Adopt a resolution:

Approving the sale of Successor Agency owned real property located at 490 South Second Street for the appraised value price of \$1,010,000.

7. REPORTS and CORRESPONDENCE

7.1 Quarterly Update Report on Successor Agency Obligations in Disposition and Development Agreements and Covenants, Conditions & Restrictions In-Force.

7.2 [September 27, 2017, Letter from Nicholas P. Petredis to Glen Williams, Matthew Tinsley and Richard Keit Regarding the Carneghi-Nakasako + Associates Appraisal for the Sale of Property Located at 366 S. First Street](#)

7.3 [Information Memo: Status Update - Sale and Issuance of Multiple Series of Tax Allocation Refunding Bonds](#)

OVERSIGHT BOARD REFERRAL ITEMS:

NO.	REFERRAL ITEM	REQUESTED BY	DATE ORIGINALLY REQUESTED	MEETING DATE
1	Quarterly Update Obligations in DDAs and CC&Rs	Board	2/9/2017	11/09/2017
2	Update on Alternatives for Administration – Review Every Six Months	Board	8/11/2016	1/2018

8. SUCCESSOR AGENCY BOARD ACTIONS - None

9. FUTURE AGENDA ITEMS

10. OPEN FORUM

Members of the Public are invited to speak on any item that does not appear on this Agenda and that is within the subject matter jurisdiction of the Oversight Board. Speakers may be limited to no more than two minutes at the discretion of the Chair.

11. ADJOURNMENT

The next Oversight Board meeting is scheduled for Thursday, December 14, 2017 at 10:00 a.m.

Oversight Board meetings will be held at San Jose City Hall located at 200 E. Santa Clara Street, San José, CA 95113.

All public records relating to an open session item on this agenda, which are not exempt from disclosure pursuant to the California Public Records Act, that are distributed to a majority of the Oversight Board will be available for public inspection at the Office of the City Clerk at San José City Hall, 200 E. Santa Clara Street, San José, CA 95113 at the same time that the public records are distributed or made available to the Oversight Board.

To request an accommodation or alternative format for an Oversight Board meeting or printed materials, please call 408-535-1252 or (408) 294-9337 (TTY) as soon as possible, but at least three business days before the meeting.