

OVERSIGHT BOARD - SUCCESSOR AGENCY TO THE SAN JOSÉ REDEVELOPMENT AGENCY

AGENDA

Board Meeting

THURSDAY, AUGUST 11, 2016 @ 10:00 AM
SAN JOSÉ CITY HALL – WING CONFERENCE ROOM
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
John Guthrie, County of Santa Clara
David Snow, County of Santa Clara
Matthew Tinsley, Santa Clara County Office of Education

ALTERNATE MEMBERS:

David Barry, County of Santa Clara
Jacky Morales-Ferrand, City of San Jose
Debbie Cauble, County of Santa Clara
Linda LeZotte, Santa Clara Valley Water District
Derek Hansel, City of San Jose
Glen Williams, County of Santa Clara
Kolvira Chheng, SC County Office of Education
Natalie Zaderey, SC County Office of Education

STAFF:

David Sykes, for 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 – May 26, 2016

5. CONSENT CALENDAR – None

6. ITEMS SCHEDULED FOR ACTION/DISCUSSION

6.1 SUMMARY OF POTENTIAL CHANGES TO THE APPROVED ANNUAL ROPS 16-17

It is recommended that the Oversight Board discuss the potential changes to the approved Annual ROPS 16-17 as detailed on Attachment A of the memorandum to the Oversight Board and direct staff to return to the Oversight Board with the necessary amendments to the Annual ROPS.

6.2 ASSET AND PROPERTY UPDATE

It is recommended that the Oversight Board:

- a) Discuss Successor Agency Assets and Real Properties and Processes Related to the Disposition of Certain Assets and Properties; and
- b) Adopt a resolution approving an Amended Asset Disposition Schedule.

6.3 DISCUSSION OF ALTERNATIVES FOR ADMINISTRATIVE SUPPORT TO THE OVERSIGHT BOARD

It is recommended that the Oversight Board adopt a resolution:

- a) Recognizing the Oversight Board concerns over time regarding the Successor Agency's administration of the Oversight Board.
- b) Acknowledging the procedural changes that the Successor Agency has made and directing the Successor Agency to continue the following actions to ensure acceptable Oversight Board administration:
 - (1) Hold regular coordination meetings between a City Representative and County Representative to ensure understanding of each party's issues and concerns and review draft agenda;
 - (2) Hold a meeting between the Managing Director and Oversight Board Chair to review the draft agenda prior to each meeting;
 - (3) Include status of Oversight Board referrals on all Oversight Board agendas;
 - (4) Provide advance copies of Oversight Board presentations; and
 - (5) Include all correspondence from the public, County staff and State Agencies in Oversight Board meeting packets.
- c) Providing for a review and report back to the Oversight Board of Successor Agency performance of Oversight Board administration in six months.

7. REPORTS and CORRESPONDENCE

- 7.1 **June 13, 2016, Memorandum from Mayor Liccardo to City Council requesting deferral of the Purchase and Sale Agreement for 300 S. Almaden Boulevard (Land beneath the Hilton).**
- 7.2 **June 17, 2016, Letter from Dave Sykes to James Williams requesting a response, posed by Mayor Liccardo regarding the Public Purpose of the County's acquisition of 300 S. Almaden Boulevard.**
- 7.3 **June 23, 2016, Letter from James Williams to Dave Sykes responding to Mr. Sykes letter of June 17, 2016.**
- 7.4 **July 12, 2016, Letter from KT Urban to the Managing Director offering to purchase the Convention Center South Hall site.**
- 7.5 **August 3, 2016, Letter from Christopher Cheleden to Norberto Duenas regarding Successor Agency Sale of Hilton Property to County of Santa Clara. (With attached letter dated June 14, 2016, from Christopher Cheleden to Mayor Liccardo and Board Members.)**

OVERSIGHT BOARD REFERRAL ITEMS:

NO.	REFERRAL ITEM	REQUESTED BY	DATE REQUESTED	MEETING DATE
1	Listing of All Agency Assets	Mr. Snow	4/28/16	August 11, 2016
2	Alternatives for Administration	Mr. Guthrie	4/28/16	August 11, 2016
3	Convention Center Expansion Site – Disposition Process	Mr. Snow	4/28/16	TBD

8. SUCCESSOR AGENCY BOARD ACTIONS

On June 28, 2016, the Successor Agency Board approved the following (previously approved by the Oversight Board):

1. Purchase and Sale Agreement with Imwalle Annex HBD LLC for sale of 92 South Montgomery for a purchase price of \$613,000
2. Purchase and Sale Agreement with Lawrence Wu for sale of and Almaden Boulevard Landscape Area for the purchase price of \$508,000.
3. Deferred the Purchase and Sale Agreement with the County of Santa Clara for the land beneath the Hilton Hotel for a purchase price of \$96,000.

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, August 25, 2016 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.