

# OVERSIGHT BOARD - SUCCESSOR AGENCY TO THE SAN JOSE REDEVELOPMENT AGENCY

## AGENDA

### Board Meeting

THURSDAY, OCTOBER 27, 2016 @ 10:00 AM  
SAN JOSE CITY HALL – COUNCIL CHAMBERS  
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 – [September 22, 2016](#)
5. CONSENT CALENDAR – None
6. ITEMS SCHEDULED FOR ACTION/DISCUSSION

6.1 [APPROVE FOURTH AMENDMENT TO THE AMENDED AND  
RESTATED LEASE WITH THE COMEDY CLUB OF SAN JOSE](#)

[Adopt a resolution:](#)

- A) Approving the [Fourth 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 one year; and increasing the monthly base rent; and,

*(Item Continued on the Next Page)*

**6.1 (Continued)**

- 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.

**6.2 DISPOSITION PROCESS DISCUSSION AND ACTION AND AMEND THE ASSET DISPOSITION SCHEDULE**

It is recommended that the Oversight Board:

- A. Discuss the Direct Sale Process in the approved “Disposition Process for Sale of Properties”; and
- B. [Adopt a resolution](#) approving one of the following:
  - i. Retain the Direct Sale Process as part of the Successor Agency’s Disposition Process for the Sale of Properties; or
  - ii. Eliminate the Direct Sale Process from the Successor Agency’s Disposition Process for the Sale of Properties and direct staff to solicit those properties which have not yet been sold and which were previously identified to be sold through the Direct Sale Process; and
- C. [Adopt a resolution](#) approving the Amended Asset Disposition Schedule and approving a close of escrow for the sale of Successor Agency participation interests that is the last business day of the payment period during which such participation interest is to be sold or otherwise as shown on the Amended Disposition Schedule.

**7. REPORTS and CORRESPONDENCE**

- 7.1 [October 3, 2016, Letter from County of Santa Clara](#) regarding the estimated RPTTF allocations and distributions for ROPS FY16-17B (January 1, 2017 – June 30, 2017)

**OVERSIGHT BOARD REFERRAL ITEMS:**

<b>NO.</b>	<b>REFERRAL ITEM</b>	<b>REQUESTED BY</b>	<b>DATE REQUESTED</b>	<b>MEETING DATE</b>
<b>1</b>	<b>Disposition Process</b>	<b>Mr. Snow/Ms. Cauble</b>	<b>4/28/16 &amp; 8/11/16</b>	<b>9/22/16 &amp; 10/27/16</b>

## **8. SUCCESSOR AGENCY BOARD ACTIONS**

**On October 18, 2016, the Successor Agency Board approved the following (previously approved by the Oversight Board):**

- 1.** The First Amendment to the Purchase and Sale Agreement and Escrow Instructions (PSA) between the Successor Agency to the Redevelopment Agency of the City of San Jose and Mr. Lawrence Wu for the sale of that certain real property located at South Almaden Boulevard (APN 264-03-101).

## **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, November 10, 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.