



**SPECIAL BOARD MEETING MINUTES
OVERSIGHT BOARD – SUCCESSOR AGENCY TO THE
SAN JOSE REDEVELOPMENT AGENCY**

SAN JOSE, CALIFORNIA

THURSDAY, AUGUST 27, 2015

The Oversight Board of the Successor Agency to the Redevelopment Agency of the City of San José convened at 9:10 a.m. in the Council Chambers at San Jose City Hall.

1. Call to Order and Roll Call

BOARD MEMBERS PRESENT

Abraham Andrade, City of San José

Glen Williams, County of Santa Clara (Alternate for John Guthrie)

David Snow, County of Santa Clara

Jim Shannon, City of San José

Kolvira Chheng, Santa Clara County Office of Education

ABSENT BOARD MEMBERS:

Tony Estremera, Santa Clara Valley Water District

Ed Maduli, California Community Colleges

STAFF PRESENT

Richard Doyle, Successor Agency General Counsel

David Sykes, Representing Successor Agency Executive Officer

Richard Keit, Successor Agency Managing Director

Patricia Deignan, Chief Deputy General Counsel

Julia H. Cooper, Director of Finance

Upon motion by Board Member Jim Shannon, seconded by Board Member David Snow and carried unanimously, Board Member Abe Andrade was appointed to Chair the meeting of August 27, 2015, due to the absence of Chair Tony Estremera and Vice Chair Ed Maduli. (5-0-2. Absent: Estremera, Maduli.)

2. Closed Session

None.

Access the video, the agenda and related reports for this meeting by visiting the City's website at <https://ca-sanjose.civicplus.com/index.aspx?NID=3566>. For information on any ordinance that is not hyperlinked to this document, please contact the Office of the City Clerk at (408) 535-1266.

3. Adoption of Agenda

Action: Upon motion by Board Member Shannon, seconded by Board Member Snow, and carried unanimously the Agenda was adopted. (5-0-2. Absent: Estremera, Maduli.)

4. Approval of Minutes

Documents Filed: Oversight Board Minutes dated May 15, 2015.

Motion: Board Member Snow moved approval of the Minutes of May 15, 2015. The motion failed for lack of a second.

Action: Approval of the Minutes of May 15, 2015 was deferred to the meeting of September 10, 2015, since only two members from the May 15 meeting were present.

5. Consent Calendar

None.

6. Items Scheduled for Action/Discussion

6.1 Amendment to the Asset Disposition Schedule

Documents Filed: Memorandum from Successor Agency Managing Director Richard A. Keit, dated August 21, 2015, recommending adoption of a resolution.

Successor Agency Managing Director Richard A. Keit provided an overview and updates to the Asset Disposition Schedule.

Board Member Williams indicated a typographical error on the Amended Asset Disposition Schedule, indicating the 551 West Julian Street Vacant lot should be identified as property 17, not property 30.

Board Member Snow requested that, per the County's request, the Long Range Property Management Plan "Number 14", 300 South Almaden Blvd. Hilton Hotel Ground Lease, be moved from the January-March 2016 column to the October-December 2015 column. Staff agreed to this modification.

Item 6.1 was bifurcated into two items:

Motion: Board Member Williams moved approval of offering the property at 525 South Market (Market-Gateway Housing) to affected taxing entities and non-profit agencies prior to soliciting the sale of the property to the general public. The motion was seconded by Board Member Snow.

(Item Continued on the next page)

6.1 Amendment to the Asset Disposition Schedule (Cont'd.)

#1 Action: On a call for the question, the motion carried unanimously, and staff was directed to offer the property at 525 South Market (Market-Gateway Housing) to affected taxing entities and non-profit agencies prior to soliciting the sale of the property to the general public.

#2 Action: Upon motion by Board Member Shannon, seconded by Board Member Snow, and carried unanimously, Resolution No. 2015-08-1090, entitled "A Resolution of the Oversight Board of the Successor Agency to the Redevelopment Agency of the City of San José Approving the Amended Asset Disposition Schedule", was adopted. (5-0. Absent: Estremera, Maduli.)

6.2 Amend Camera 12 Commercial Loan Agreement to Amend a Promissory Note

Documents Filed: Supplemental memorandum from Successor Agency Managing Director Richard A. Keit, dated August 21, 2015, providing additional information regarding the termination of the loan credit provided to Camera 12 under the Promissory Note between Camera 12 and the former Redevelopment Agency.

Successor Agency Managing Director Richard A. Keit offered an overview of the loan agreement, and a representative from Camera 12 responded to questions.

Action: Upon motion by Board Member Snow, seconded by Board Member Andrade and carried unanimously, Resolution No. 2015-08-1091, entitled "A Resolution of the Oversight Board of the Successor Agency to the Redevelopment Agency of the City of San José: (I) Approving a Third Amendment to Commercial Building Loan and Façade Improvement Grant Agreement Between the Successor Agency to the Redevelopment Agency of the City of San José and Camera Pavilion Management Corporation to Restructure the Repayment Terms Under the Promissory Note; and (II) Finding that the Third Amendment Will Increase Revenues, Decrease Liabilities and is in the Best Interests of the Taxing Entities", was adopted. (5-0. Absent: Estremera, Maduli.)

6.3 Approval of Payment Schedule for the Outstanding Commercial Paper Notes

Documents Filed: Memorandum from Successor Agency Chief Financial Officer Julia H. Cooper, dated August 21, 2015, recommending adoption of a resolution.

Successor Agency Chief Financial Officer Julia H. Cooper provided background on the three-year payment plan recommended by staff.

Action: Upon motion by Board Member Shannon, seconded by Board Member Andrade and carried unanimously, Resolution No. 2015-08-1092, entitled "A Resolution of the Oversight Board of the Successor Agency to the Redevelopment Agency of the City of San José Establishing a Payment Schedule for the Outstanding Commercial Paper Notes, a Recognized Enforceable Obligation of the Successor Agency to the Redevelopment Agency", was adopted. (5-0. Absent: Estremera, Maduli.)

6.4 Extension of the Long Term Reimbursement Agreement between the City of San José and Successor Agency to the Redevelopment Agency

Documents Filed: Memorandum from Successor Agency Chief Financial Officer Julia H. Cooper, dated August 21, 2015, recommending adoption of a resolution.

Successor Agency Chief Financial Officer Julia H. Cooper provided an overview.

Board Member Snow requested a deferral of this item. The staff agreed to a deferral to the Oversight Board meeting of September 10, 2015.

Action: Upon motion by Board Member Williams, seconded by Board Member Shannon and carried unanimously, this item was deferred to the Oversight Board meeting of September 10, 2015. (5-0. Absent: Estremera, Maduli.)

6.5 Presentation and Discussion of the Successor Agency's Proposed January 2016 to June 2016 Administrative Budget and Draft Recognized Obligation Payment Schedule 15-16B.

Documents Filed: Joint memorandum from Successor Agency Chief Financial Officer Julia H. Cooper and Successor Agency Managing Director Richard A. Keit, dated August 21, 2015, recommending consideration of items regarding the Administrative Budget and Draft Recognized Obligation Payment Schedule 15-16B.

Successor Agency Chief Financial Officer Julia H. Cooper offered a presentation and responded to questions from the Board.

Board members offered their appreciation to staff for bringing this information forward so early on in the ROPS process, adding that this should allow the County sufficient time to review the details prior to the September 10, 2015 Oversight Board Meeting.

Action: No action required. This item is to return for the Board's consideration at the Oversight Board meeting of September 10, 2015.

7. Reports and Correspondence

7.1 Information Memo Regarding Water Usage and Conservation on Agency Owned Land and Buildings

Documents Filed: Memorandum from Successor Agency Managing Director Richard A. Keit, dated August 21, 2015 providing information regarding Successor Agency owned properties water users.

Action: No action required.

7.2 Verification of Insufficiency of Funds

Documents Filed: Letter from Alan Minato, Controller – Treasurer, County of Santa Clara to the State Controller’s Office, dated May 11, 2015, regarding Verification of Insufficiency of Funds.

Action: No action required.

7.3 167-193 East Santa Clara Street “Car Wash Site”

Documents Filed: Letter from Chief Financial Officer, Julia Cooper and Successor Agency Managing Director Richard A. Keit to the Deputy County Executive and County of Santa Clara Finance Director, dated May 12, 2015, regarding the “Car Wash Site”.

Action: No action required.

7.4 Approval of Oversight Board Action

Documents Filed: Memorandum from Justyn Howard, Assistant Program Budget Manager, State Department of Finance to Successor Agency Managing Director Richard A. Keit, dated May 26, 2015, regarding Oversight Board Resolution No. 2015-05-1089 approving sale of properties to SJSC Properties.

7.5 Approval of Car Wash Site Sale

Documents Filed: Letter from Deputy County Executive James R. Williams and County of Santa Clara Director of Finance Emily Harrison to Chief Financial Officer, Julia Cooper and Successor Agency Managing Director Richard A. Keit, dated May 28, 2015, responding to the City’s letter regarding the “Car Wash Site”.

Action: No action required.

7.6 Redevelopment Property Tax Trust Fund (RPTTF) Distribution

Documents Filed: Letter from Alan Minato, Controller – Treasurer, County of Santa Clara to Chief Financial Officer, Julia Cooper, dated June 1, 2015, regarding Redevelopment Property Tax Trust Fund (RPTTF) Distribution.

Action: No action required.

7.7 Pending Sale of Car Wash Site

Documents Filed: Letter from Richard Doyle, Successor Agency General Counsel to Orry Korb, Office of the Santa Clara County Counsel, dated June 5, 2015, regarding pending sale of East Santa Clara Street Properties.

Action: No action required.

7.8 Redevelopment Property Tax Trust Fund (RPTTF) Distribution

Documents Filed: Letter from Chief Financial Officer, Julia Cooper and Successor Agency Managing Director Richard A. Keit to the Deputy County Executive and County of Santa Clara Finance Director, dated June 29, 2015, regarding the Redevelopment Property Tax Trust Fund (RPTTF) Distribution

Action: No action required.

7.9 Letter from County Counsel to City Attorney in Response to June 5, and June 29, 2015 letters

Documents Filed: Letter from Orry Korb, Office of the Santa Clara County Counsel to Richard Doyle, Successor Agency General Counsel, dated July 2, 2015, responding to letter regarding pending sale of East Santa Clara Street Properties.

Action: No action required.

7.10 Appointment of Oversight Board Member

Documents Filed: Letter from Santa Clara County Board of Education, President, Darcie Green, dated July 16, 2015, regarding the appointment of Matthew Tinsley and Kolvira Chheng to the Oversight Board.

Action: No action required.

7.11 Appointment of Oversight Board Member

Documents Filed: Letter from Mayor Sam Liccardo, dated August 4, 2015, regarding the appointment of Jim Shannon to the Oversight Board.

Action: No action required.

8. Future Agenda Items

None.

9. Open Forum

None.

10. Adjournment

The Oversight Board of the Successor Agency to the Redevelopment Agency adjourned at 10:01 a.m. to Thursday, September 10, 2015.

Minutes Recorded, Prepared and Respectfully Submitted by,



ATTEST:

OVERSIGHT BOARD – SUCCESSOR AGENCY TO THE
SAN JOSE REDEVELOPMENT AGENCY
TONI J. TABER, CLERK OF THE BOARD

Ruth Krantz, Deputy Clerk of the Board

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