

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

SAN JOSE, CALIFORNIA

THURSDAY, MARCH 26, 2015

The Oversight Board of the Successor Agency to the Redevelopment Agency of the City of San José convened at 9:00 a.m. in the Council Chambers at San Jose City Hall.

1. Call to Order and Roll Call

BOARD MEMBERS PRESENT

**Tony Estremera, Santa Clara Valley Water District
John Guthrie, County of Santa Clara
Debbie Cauble, County of Santa Clara (Alternate for David Snow)
Micaela Ochoa, Santa Clara County Office of Education
Leslye Corsiglia, City of San José
Abraham Andrade, City of San José
Ed Maduli, California Community Colleges**

ABSENT BOARD MEMBERS: None.

STAFF PRESENT

**Successor Agency Chief Financial Officer Julia H. Cooper
David Sykes, Representing Interim Successor Agency Executive Officer
Richard Keit, Successor Agency Managing Director
Chief Deputy General Counsel Patricia Deignan
Senior Deputy City Attorney Tom Murtha**

2. Closed Session

The Board convened to a Closed Session at 9:02 a.m. re: Conference with Legal Counsel regarding Existing Litigation Pursuant to Government Code Section 54956.9(d)(1); Case Name: Stand for San José, et al. v. City, et al.

The Board reconvened in Council Chambers to Open Session at 9:20 a.m. with all Board Members present.

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 Ochoa, seconded by Board Member Andrade, and carried unanimously the Agenda was adopted. (7-0.)

4. Approval of Minutes

Documents Filed: Oversight Board Minutes dated January 22, 2015, February 12, 2015 and February 26, 2015.

Action: Upon motion by Board Member Ochoa, seconded by Board Member Guthrie, and carried unanimously, the Minutes of January 22, 2015 were approved. (5-0-0-2. Abstain: Corsiglia, Maduli.)

Action: Upon motion by Board Member Ochoa, seconded by Board Member Guthrie, and carried unanimously, the Minutes of February 12, 2015 were approved. (7-0.)

Action: Upon motion by Board Member Ochoa, seconded by Board Member Guthrie, and carried unanimously, the Minutes of February 26, 2015 were approved. (6-0-0-1. Abstain: Maduli.)

5. Consent Calendar

None.

6. Items Scheduled for Action/Discussion

6.1 Election of Chair and Vice Chair

Documents Filed: Memorandum from Norberto Duenas, Interim Successor Agency Executive Officer, dated March 19, 2015, recommending adoption of a resolution electing a Chair and Vice-Chair for one year from March 1, 2015 through February 28, 2016.

Board Member Ochoa moved the nomination of Interim Chair Estremera as Chair and Interim Vice-Chair Ed Maduli as Vice Chair of the Oversight Board of the Successor Agency to the Redevelopment Agency of the City of San José. Board Member Cauble seconded the nomination.

Action: On a call for the question, the motion carried unanimously, Resolution No. 2015-03-1087, entitled “A Resolution of the Oversight Board of the Successor Agency to the Redevelopment Agency of the City of San Jose Electing a Chair and Vice Chair”, was adopted, with Board Member Estremera named Chair and Ed Maduli named Vice Chair of the Oversight Board of the Successor Agency to the Redevelopment Agency of the City of San José. (7-0.)

6.2 New Appraisal of the Public Garage Located at 88 East San Fernando Street

Documents Filed: Memorandum from Interim Successor Agency Executive Officer Norberto Duenas, dated March 19, 2015, recommending approval of the process of obtaining another appraisal for the property and selecting two members of the Board to form a sub-committee to approve the recommended appraiser and to oversee the appraisal process.

Successor Agency Managing Director Richard A. Keit provided an overview.

Motion: Board Member Ochoa moved selection of Oversight Board Member John Guthrie and Alternate Board Member Maribel Medina to form a sub-committee to approve the recommended appraiser and to oversee the appraisal process. The motion was seconded by Board Member Andrade.

Action: On a call for the question, the motion carried unanimously, and Oversight Board Resolution No. 2015-03-1088, entitled: “A Resolution of the Oversight Board of the Successor Agency to the Redevelopment Agency to the City of San José : (I) Approving the Process of Obtaining Another Appraisal for the Public Parking Garage Located at 88 East San Fernando Street (“Garage”) to Establish a Market Value for the Acquisition of the Garage by the City of San Jose; and (II) Selecting Two Members of the Oversight Board to Form a Sub-Committee to Approve the Recommended Appraiser and to Oversee the Appraisal Process”, was adopted, with Oversight Board Member John Guthrie and Alternate Board Member Maribel Medina elected to form the sub-committee. (7-0.)

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

Documents Filed: Memorandum from Interim Successor Agency Executive Officer Norberto Duenas, dated March 19, 2015, recommending adoption of a resolution.

Successor Agency Managing Director Richard A. Keit provided an overview and offered a recommendation that the loan be restructured. Senior Deputy City Attorney Tom Murtha offered further clarification and responded to questions from the Board.

Conflicts Counsel Hilda Montoy offered input regarding the renegotiated agreement. Dan Orloff, limited partner of Camera 12 asked for the Board’s support of this agreement.

The Board discussed the possibility of delaying action to the next meeting, as adequate time had not been allowed to review information relevant to the decision. Successor Agency Managing Director Richard A. Keit agreed that this item could be continued at the Board’s discretion.

(Item Continued on the next page)

6.3 (Cont'd.)

Action: Upon motion by Board Member Guthrie, seconded by Board Member Andrade, and carried unanimously, the Camera 12 Commercial Loan Agreement to Amend a Promissory Note was deferred to the April 23, 2015 meeting of the Oversight Board. (7-0.)

7. Reports and Correspondence

7.1 Delegation for Contingent Removal of Liens

Documents Filed: Letter from Deputy County Executive Santa Clara County, James Williams, dated March 10, 2015, regarding Delegation for Contingent Removal of Liens on San José Successor Agency Properties.

Action: No action required.

7.2 Item 52 on the Board of Supervisors March 10, 2015 Agenda

Documents Filed: Letter from City Attorney Richard Doyle dated March 9, 2015 to the Board of Supervisors of Santa Clara County, regarding Agenda item related to delegation of Authority to County Executive to Remove Liens on Certain San José Successor Agency properties.

Action: No action required.

7.3 Letter from County Counsel regarding Item 52 on the Board of Supervisors Agenda

Documents Filed: Letter from Santa Clara County Counsel Orry P. Korb, to City Attorney Richard Doyle, dated March 12, 2015, clarifying the County's position on the issue of liens on certain San José Successor Agency properties.

Action: No action required.

7.4 San José Fire Museum

Documents Filed: Memorandum from City Attorney Richard Doyle, dated March 16, 2015, to Santa Clara County Counsel Orry P. Korb, responding to the County's letter of March 12, 2015.

Action: No action required.

8. Future Agenda Items

Cancellation of the April 9, 2015 meeting of the Board was discussed, with the next meeting scheduled for April 23, 2015.

9. Open Forum

None.

10. Adjournment

The Oversight Board of the Successor Agency to the Redevelopment Agency adjourned at 10:08 a.m. to April 23, 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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**OVERSIGHT BOARD
RESOLUTION NO. 2015-03-1087**

**A RESOLUTION OF THE OVERSIGHT BOARD OF
THE SUCCESSOR AGENCY TO THE
REDEVELOPMENT AGENCY OF THE CITY OF SAN
JOSE ELECTING A CHAIR AND VICE CHAIR**

WHEREAS, pursuant to California Health and Safety Code Section 34179(a), the Oversight Board consists of seven members appointed by: the County Board of Supervisors, the Mayor, the County Board of Education, the Chancellor of California Community Colleges, the largest special district by property tax share, and an employee of the Successor Agency; and

WHEREAS, pursuant to Section 200 of the Oversight Board's Rules of Order for the conduct of business, adopted April 12, 2012, "The Board shall, in regular session following the first day of March of every year, elect from their members a Chair and Vice-Chair. The term of office shall be for one (1) year";

NOW, THEREFORE, BE IT RESOLVED THAT THE OVERSIGHT BOARD OF THE SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY OF THE CITY OF SAN JOSE:

Elects Board Member Tony Estremera as Chair and Board Member Ed Maduli as Vice Chair.

ADOPTED this 26th day of March 2015, by the following vote:

AYES: ANDRADE, CAUBLE, CORSIGLIA, GUTHRIE, MADULI,
 OCHOA; ESTREMERERA.

NOES: NONE.

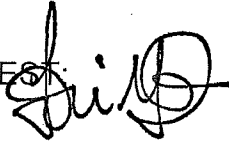
ABSENT: NONE.

DISQUALIFIED: NONE.



TONY ESTREMERERA
Chair

ATTEST:



TONI J. TABER, CMC
Successor Agency Clerk