

DRAFT MINUTES
CITY OF SUNNYVALE
REDEVELOPMENT SUCCESSOR AGENCY OVERSIGHT BOARD

THURSDAY, JANUARY 28, 2016, 12 P.M.
COUNCIL CHAMBERS
CITY HALL - 456 W. OLIVE AVENUE
SUNNYVALE, CALIFORNIA

CALL TO ORDER

Chair Linda LeZotte called the meeting to order in the Council Chambers at 12:00 p.m.

ROLL CALL

Board Members Present:

Chair Linda LeZotte, Director, District 4, Santa Clara Valley Water District
Hector Quinonez, Foothill-De Anza Community College (Alternate)
Heather Bilich, County of Santa Clara
Tim Kirby, Acting Director of Finance, City of Sunnyvale
Mary Bradley, Former Director of Finance, City of Sunnyvale
Matthew Tinsley, Sr. Research Analyst, Santa Clara County Office of Education
Miguel (Mike) Moreno, Santa Clara County (Alternate)

Board Members Absent:

Vice Chair Kevin McElroy, Vice Chancellor of Business Services, Foothill-De Anza
Community College
David Snow, Deputy Director, Facilities and Fleet Department, County of Santa Clara

Staff Present:

John Nagle, Agency Attorney
Kathleen Franco Simmons, Agency Clerk
Brice McQueen, Agency Manager

PUBLIC COMMENTS

None.

CONSENT CALENDAR

1. Approval of Draft Minutes of September 24, 2015 Redevelopment Successor Agency Oversight Board meeting.

MOTION: Board Member Bilich moved and Board Member Tinsley seconded the motion to approve the draft minutes of September 24, 2015 as submitted.

VOTE:

AYES: LEZOTTE, BILICH, MORENO, KIRBY, BRADLEY, TINSLEY, QUINONEZ

NOES: NONE

ABSTAIN: NONE

MOTION CARRIED: 7 – 0

PUBLIC HEARINGS/GENERAL BUSINESS

2. Summary of SB 107: Redevelopment Dissolution

Agency Manager McQueen and outside Counsel Karen Tiedemann, Goldfarb & Lipman, provided the report.

PUBLIC COMMENT:

James Williams, Deputy County Executive, County of Santa Clara, commented there was a document that was being reviewed that was not made available to the public.

3. Overview of requirements and procedures for transition of the Sunnyvale Town Center Project to new Developers in compliance with Article 6 of the Amended Disposition and Development and Owner Participation Agreement (ADDOPA).

Outside Counsel Karen Tiedemann, Goldfarb & Lipman, provided the report as an informational item.

4. Adoption of a Resolution of the Oversight Board of the Successor Agency for the Sunnyvale Redevelopment Agency Approving the Successor Agency Contract for Services Related to the Implementation of the Sunnyvale Town Center Amended Disposition, Development and Owner Participation Agreement (Keyser Marston Associates, Inc.)

Agency Manager McQueen provided the report.

MOTION: Board Member Bradley moved and Board Member Bilich seconded the motion to adopt the Resolution of the Oversight Board of the Successor Agency for the Sunnyvale Redevelopment Agency Approving the Successor Agency Contract for Services Related to the Implementation of the Sunnyvale Town Center Amended Disposition, Development and Owner Participation Agreement (Keyser Marston Associates, Inc.).

ROLL CALL VOTE:

CHAIR LEZOTTE:	YES
BOARDMEMBER QUINONEZ	YES
BOARDMEMBER BILICH	YES
BOARDMEMBER MORENO	NO
BOARDMEMBER KIRBY	YES
BOARDMEMBER BRADLEY	YES
BOARDMEMBER TINSLEY	YES

MOTION CARRIED: 6 - 1

5. Adoption of a Resolution of the Oversight Board of the Successor Agency for the Sunnyvale Redevelopment Agency Approving the Successor Agency Contract for Services Related to the Implementation of the Sunnyvale Town Center Amended Disposition, Development and Owner Participation Agreement (Macias, Gini & O'Connell, LLP)

Agency Manager McQueen provided the report.

MOTION: Board Member Bradley moved and Board Member Bilich seconded the motion to adopt the Resolution of the Oversight Board of the Successor Agency for the Sunnyvale Redevelopment Agency Approving the Successor Agency Contract for Services Related to the Implementation of the Sunnyvale Town Center Amended Disposition, Development and Owner Participation Agreement (Macias, Gini & O'Connell, LLP).

ROLL CALL VOTE:

CHAIR LEZOTTE:	YES
BOARDMEMBER QUINONEZ	YES
BOARDMEMBER BILICH	YES
BOARDMEMBER MORENO	NO
BOARDMEMBER KIRBY	YES
BOARDMEMBER BRADLEY	YES
BOARDMEMBER TINSLEY	YES

MOTION CARRIED: 6 - 1

6. Adoption of a Resolution of the Oversight Board of the Successor Agency for the Sunnyvale Redevelopment Agency Making Certain Findings Regarding That Certain Loan and Repayment Agreement Between the Former Sunnyvale Redevelopment Agency and the City of Sunnyvale and Approving Repayment of the Loan as an Enforceable Obligation

Agency Manager McQueen provided the report.

PUBLIC COMMENT:

James Williams, Deputy County Executive, County of Santa Clara, commented that the County has submitted comments on this item from the County Counsel's Office and stated they have looked at the 2003 agreement in the brief time in which it has been provided. Williams stated they do not believe the agreement qualifies within the definition provided in the statute, they don't believe the board can make the findings necessary, and they don't want to have to engage in another effort of dispute, with the state process and litigation.

MOTION: Board Member Bradley moved and Board Member Quinonez seconded the motion to continue Item 6 to a future meeting.

VOTE:

AYES: LEZOTTE, BILICH, MORENO, KIRBY, BRADLEY, TINSLEY, QUINONEZ

NOES: NONE

ABSTAIN: NONE

MOTION CARRIED: 7 – 0

7. Adoption of a Resolution of the Oversight Board of the Successor Agency for the Redevelopment Agency of the City of Sunnyvale Approving the Administrative Budget for the Period July 2016 through June 2017

Agency Manager McQueen provided the report.

MOTION: Board Member Bilich moved and Board Member Moreno seconded the motion to adopt the Resolution of the Oversight Board of the Successor Agency for the Redevelopment Agency of the City of Sunnyvale Approving the Administrative Budget for the Period July 2016 through June 2017.

ROLL CALL VOTE:

CHAIR LEZOTTE: YES

BOARDMEMBER QUINONEZ YES

BOARDMEMBER BILICH YES

BOARDMEMBER MORENO YES

BOARDMEMBER KIRBY YES

BOARDMEMBER BRADLEY YES

BOARDMEMBER TINSLEY YES

MOTION CARRIED: 7 - 0

8. Adoption of a Resolution of the Oversight Board of the Successor Agency for the Redevelopment Agency of the City of Sunnyvale Approving the Recognized Obligation Payment Schedule for the Period July 2016 through June 2017

Chair LeZotte noted that the prior action in Item 6 removes the payment with regard to the loan as an enforceable obligation, and that a corrected copy of the ROPS has been provided to include the term "Central Core" in one column. Agency Manager McQueen provided the staff report and confirmed that line item 15 would be removed from the ROPS.

MOTION: Board Member Tinsley moved and Board Member Kirby seconded the motion to adopt the Resolution of the Oversight Board of the Successor Agency for the Redevelopment Agency of the City of Sunnyvale Approving the Recognized Obligation Payment Schedule for the Period July 2016 through June 2017.

ROLL CALL VOTE:

CHAIR LEZOTTE: YES

BOARDMEMBER QUINONEZ YES

BOARDMEMBER BILICH YES

BOARDMEMBER MORENO YES

BOARDMEMBER KIRBY YES

BOARDMEMBER BRADLEY YES

BOARDMEMBER TINSLEY YES
MOTION CARRIED: 7 - 0

INFORMATION ONLY REPORTS/ITEMS

9. Report of Communications from the California State Department of Finance – Agency Manager

Agency Manager McQueen reported a letter of finding of completion was received from the Department of Finance.

ADJOURNMENT

Chair LeZotte adjourned the meeting at 1:09 p.m.

Kathleen Franco Simmons
City Clerk / Agency Clerk

Date

Chair, Sunnyvale RSA Oversight Board

Date