

**APPROVED MINUTES\***  
**ONIZUKA LOCAL REDEVELOPMENT AUTHORITY MEETING**  
**AUGUST 11, 2009**  
*(immediately following the Sunnyvale Redevelopment Agency Meeting.)*

**ONIZUKA LOCAL REDEVELOPMENT AUTHORITY**

Authority Chair Swegles called the meeting to order at 8:39 p.m.

**ROLL CALL**

**PRESENT:**

Authority Chair Ron Swegles  
Authority Vice Chair John Howe  
Authority Member Anthony Spitaleri  
Authority Member Melinda Hamilton  
Authority Member Christopher Moylan  
Authority Member David Whittum  
Authority Member Dean Chu

**ABSENT:**

None

**STAFF PRESENT:**

City Manager Gary Luebbers, Authority Executive Director  
Assistant City Manager Robert Walker  
Authority Secretary Hanson Hom, Director, Community Development  
Authority Counsel David Kahn  
Authority Project Manager Robert Switzer  
Authority Clerk Kathleen Franco Simmons

**CONSENT CALENDAR**

Authority Member Chu stated he will abstain from voting on the Consent Calendar as he was not present at the last Onizuka Local Redevelopment Authority Meeting.

MOTION: Authority Member Whittum moved and Authority Member Hamilton seconded to approve the Consent Calendar.

SHOW OF HANDS VOTE: 6-0 (Authority Member Chu abstained)

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|----------|--------|---|
| LRA 1.A. | MOTION | Approval of Onizuka Local Redevelopment Authority Meeting Minutes of December 2, 2008 |
| LRA 1.B. | MOTION | Approval of Onizuka Local Redevelopment Authority Meeting Minutes of December 9, 2008 |

**PUBLIC COMMENTS:**

None.

**PUBLIC HEARINGS/GENERAL BUSINESS**

**2. LRA 09-001 Selection of Local Redevelopment Agency (LRA) Officers and Local Redevelopment Agency (LRA) Executive Committee Members**

Authority Secretary/Director of Community Development Hanson Hom presented the staff report.

Public hearing opened at 8:42 PM.  
No speakers.  
Public hearing closed at 8:42 PM.

Authority Member Whittum expressed interest in serving on the Local Redevelopment Agency (LRA).

MOTION: Authority Vice Chair Howe moved and Authority Member Hamilton seconded the motion to appoint Councilmember/Authority Chair Ron Swegles to serve as the LRA Chair for another year, Councilmember/Authority Member Dean Chu to serve as LRA Vice Chair, and Vice Mayor/Authority Member Chris Moylan to serve as the third member of the LRA Executive Committee provided that, when and if Councilmember/Authority Member Dean Chu is no longer on the Council and Councilmember Otto Lee returns, Councilmember Lee will automatically replace Councilmember/Authority Member Chu as the LRA Vice-Chair without further elections.

Authority Vice Chair Howe thanked the Authority for allowing him to serve as Authority Vice Chair and on the LRA Executive Committee for a number of years and spoke to the need for continuity which would be provided with these appointments.

Authority Member Hamilton proposed clarification that the officers could be appointed by Council seats, so that the occupant of these Councilmember seats would automatically take the Authority Officers' place. Councilmember Howe accepted the amendment to include the name and the seat number.

Restated MOTION: Authority Vice Chair Howe moved and Authority Member Hamilton seconded to appoint Councilmember/Authority Chair Swegles (Seat No. 6) to serve as the LRA Chair for another year, and Councilmember/Authority Member Chu (Seat No. 5) to serve as LRA Vice Chair. Vice Mayor/Authority Member Moylan (Seat No. 2) to serve as the third member of the LRA Executive Committee subject to the requirement that when and if Councilmember/Authority Member Chu is no longer on the Council, Councilmember Lee will automatically replace Councilmember/Authority Member Chu as the LRA Vice-Chair.

Authority Member Chu explained that he previously served as the Vice Chair for the Onizuka Citizens' Advisory Committee from inception which he hopes will bring continuity and knowledge to the position of Vice Chair on the LRA.

Chair Swegles stated the Air Force is committed to having the property transfer occur by September 30, 2011.

SHOW OF HANDS VOTE: 6-1 (Authority Member Whittum dissented)

### **INFORMATION ONLY REPORTS/ITEMS**

- **LRA 09-002 Onizuka Air Force Station Status Report (Information Only)**

Authority Secretary Hanson Hom presented staff's Status Report to the LRA on the progress of the Onizuka closure and described progress during a recent conference where key closure issues were resolved. Air Force representatives complemented the LRA progress and expressed motivation to work with the City and the Veterans Administration (VA) to find solutions for relocation of the VA offsite in order that the base closure may continue as scheduled. Staff also met with George Schlossberg, outside legal counsel, who has been very helpful, and officials from the Department of Housing and Urban Development (HUD) who are reviewing the City's Homeless Housing submission, have requested additional information, and helped to resolve some remaining issues.

The Office of Economic Adjustment (OEA) Phase I Grant was closed out and the City succeeded in securing a grant to assist in the next phase i.e., to prepare further analysis and complete a business plan. Staff also reviewed Air Force's environmental assessment issued for the property and supported their evaluation of the facility's qualification for the National Register of Historic Places.

Staff has been tracking legislation (SB590) which could benefit the City by mandating a "no cost economic development conveyance" that would allow the City to acquire the property without needing to compensate the Air Force. The bill is making its way through the Senate and staff has sent a letter to Senators in support of SB590.

Staff is working with the Air Force to craft a solution modifying a new VA claim for more of the surplus property at Onizuka. Staff continues to work toward finding a more suitable site for the VA.

Staff will continue to work with HUD to assemble the additional information for the homeless housing submission; however, HUD is not likely to move forward on the housing submission until a possible resolution to the VA's claim on the property is reached.

Staff will issue a request for proposals (RFP) out as soon as possible to identify a feasible financing method for the auto center that would then be the basis for the business operational plan for submittal to the Department of Defense (DOD). For DOD to approve the economic development conveyance the LRA would need to prove that the proposed land use is financially feasible. Staff will seek a consultant to assist the City in this process.

Authority Member Whittum inquired if anyone at the VA supports relocation? Authority Secretary Hom explained that defining a process and determining the financial feasibility of relocating versus staying at the current site is key information that is needed. Until this information is available, it is difficult to identify the official position of the VA.

**ADJOURNMENT**

Authority Chair Swegles adjourned the meeting at 8:56 p.m.

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Robert A. Switzer  
Authority Project Manager

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Date

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Kathleen Franco Simmons  
Authority Clerk

\_\_\_\_\_  
Date