

DRAFT MINUTES*
ONIZUKA LOCAL REDEVELOPMENT AUTHORITY (LRA) MEETING
TUESDAY, SEPTEMBER 28, 2010
(immediately following the Sunnyvale City Council Meeting.)

CALL TO ORDER

Chair Swegles called the meeting to order at 9:51 p.m.

ROLL CALL

PRESENT: Authority Chair Ron Swegles
Authority Member Melinda Hamilton
Authority Member Anthony (Tony) Spitaleri
Authority Member Christopher Moylan
Authority Member David Whittum
Authority Member Jim Griffith

ABSENT: Authority Vice Chair Otto Lee (excused)

STAFF PRESENT: City Manager Gary Luebbers, Authority Executive Director
Assistant City Manager Robert Walker
Authority Secretary Hanson Hom, Director of Community Development
Authority Counsel David Kahn
Authority Clerk Kathleen Franco Simmons

PUBLIC ANNOUNCEMENTS

None.

CONSENT CALENDAR

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

VOTE: 6 - 0 (Authority Member Lee absent)

LRA 1.A. MOTION Approval of Draft Minutes of Regular Meeting of January 26, 2010

PUBLIC COMMENTS

None.

**Pending Authority Approval*

PUBLIC HEARINGS/GENERAL BUSINESS

2. MOTION Selection of Local Redevelopment Authority (LRA) Officers and Local
LRA 10-002 Redevelopment Authority (LRA) Executive Committee Members

Authority Secretary Hanson Hom presented the staff report.

Public hearing opened at 9:53 p.m.

No speakers.

Public hearing closed at 9:53 p.m.

MOTION: Authority Member Hamilton moved and Authority Member Spitaleri seconded the motion to reappoint the same three officers who are currently serving on the Executive Committee: Authority Chairperson Ron Swegles, Authority Vice-Chairperson Otto Lee, and Authority Member Chris Moylan to constitute the three-member LRA Executive Committee.

VOTE: 6 - 0 (Authority Member Lee absent)

3. MOTION Auto Center Refinement Study and Economic Development Conveyance
LRA 10-003 Process

Authority Secretary Hanson Hom presented the staff report.

Public hearing opened at 10:20 p.m.

Kerry Haywood, Executive Director, Moffett Park Business & Transportation Association, spoke on behalf of the association to request the LRA to reconsider the car dealership concept for the reuse plan for the Onizuka site, and submitted a letter urging the re-evaluation and requesting other opportunities for the site to be explored.

Mark Balestra, owner of Pearson Buick-GMC and President of Sunnyvale Automobile Dealers Association spoke on behalf of the six remaining dealers in the group and stated support for the concept is unanimous. He requested a stay of 45 days or more to meet with staff and consultants to present a proposal.

Public hearing closed at 10:42 p.m.

MOTION: Authority Member Moylan moved and Authority Member Whittum seconded the motion to approve Alternative 3: select Option 3 to study an alternate preferred land use with a possible public benefit and/or economic development conveyance or allow the site to go to public auction; **and include the following guidance for staff:**

- 1- Specifically exclude any use which generates the majority of its traffic during commute hours;
- 2- Among the PBCs to consider that are possible, to be discounted up to 100%;
- 3- Specifically consider the education area, namely a branch library, the public health area, namely a hospital, a parks and recreation amenity, and also to consider a small convention center.

MOTION to AMEND: Authority Member Hamilton moved and Authority Member Spitaleri seconded the motion to amend the main motion to give staff direction to also pursue Option1: to designate a preferred land use consistent with the Moffett Park Specific Plan and direct staff to further analyze the development potential and the possible benefits of pursuing an economic development conveyance or allowing the site to go to public auction.

VOTE on AMENDMENT: 2 - 4 (Authority Members Griffith, Moylan, Whittum, Swegles dissented, Authority Member Lee absent)
Motion failed.

VOTE on MAIN MOTION: 3 - 3 (Authority Members Griffith, Hamilton, and Spitaleri dissented, Authority Member Lee absent)
Motion failed.

MOTION: Authority Member Griffith moved and Authority Member Hamilton seconded the motion to approve Alternative 1: to designate a preferred land use consistent with the Moffett Park Specific Plan and direct staff to further analyze the development potential and the possible benefits of pursuing an economic development conveyance or allowing the site to go to public auction, **with the addition** that it should focus on uses that do not substantially increase traffic during commute hours.

SUBSTITUTE MOTION: Authority Member Spitaleri moved and Authority Member Hamilton seconded a substitute motion to no longer pursue any of the issues and wait to see what the government does with the property.

VOTE on SUBSTITUTE MOTION: 3 - 3 (Authority Members Moylan, Whittum, and Swegles dissented, Authority Member Lee absent)
Motion failed.

VOTE on SECOND MAIN MOTION: 1 - 5 (Authority Members Moylan, Hamilton, Spitaleri, Whittum, and Swegles dissented, Authority Member Lee absent)
Motion failed.

MOTION: Authority Member Moylan moved and Authority Member Griffith seconded the motion to continue this to the next meeting of the Local Redevelopment Authority.

VOTE: 6 - 0 (Authority Member Lee absent)

ADJOURNMENT

Authority Chair Swegles adjourned the meeting at 11:10 p.m.