

**DRAFT MINUTES\***  
**ONIZUKA LOCAL REDEVELOPMENT AUTHORITY (LRA) MEETING**  
**TUESDAY, OCTOBER 5, 2010**  
*(immediately following the Sunnyvale City Council meeting.)*

**CALL TO ORDER**

Authority Chair Swegles called the meeting to order at 8:56 p.m.

**ROLL CALL**

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

**ABSENT:** None.

**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 Whittum seconded the motion to approve the Consent Calendar.

VOTE: 6 - 0 (Authority Vice Chair Lee abstained)

LRA 1.A. MOTION Approval of Draft Minutes of Regular Meeting of September 28, 2010

**PUBLIC COMMENTS**

None.

**GENERAL BUSINESS**

2. MOTION Auto Center Refinement Study and Economic Development Conveyance  
LRA 10-003 Process (Continued from September 28, 2010)

Authority Secretary Hanson Hom presented the staff report.

Public hearing opened at 9:23 p.m.

Arthur Schwartz, member of the board of directors of the Air and Space Museum West Foundation, stated it is their goal to bring a museum and educational facility to Moffett Field, run by the Smithsonian Institute. Schwartz presented written materials and stated the ideal use for Onizuka is a large hotel and urged Council to consider that in their discussion.

Public hearing closed at 9:26 p.m.

MOTION: Authority Member Spitaleri moved and Authority Member Hamilton seconded the motion to direct staff not to pursue a public benefit conveyance or economic development conveyance and allow the site to go to public auction.

AMENDMENT: Authority Member Whittum moved and Authority Member Moylan seconded to amend the motion to add the remainder of the text of option three in front of the wording of the motion.

The text of option three is as follows:

1. *Amend the grant agreement with OEA to revise the scope of work and reallocate the unspent funds, and assess the possible need for additional funds to complete the revised scope of work.*
2. *Conduct supplemental site development, market, economic and fiscal analyses for alternative land use scenarios as deemed necessary.*
3. *Discuss with the two homeless housing providers the terms of the Legally Binding Agreement based on VA remaining on the site and a new preferred land use.*
4. *Revise the Homeless Assistance Submission, if needed, and resubmit to HUD for acceptance and confirmation.*
5. *Amend the Redevelopment Plan to change the preferred land use for LRA adoption, including determining the feasibility of a PBC application.*
6. *If direction is given to proceed with a PBC, prepare PBC application and work with the applicable sponsoring federal agency; OR*

*If direction is given to proceed with an EDC for the remainder parcel, submit an application to create an Implementing LRA to accept conveyance of the property, work with the consultant to prepare the business plan and application for a EDC for submission to the AF; OR*

VOTE on AMENDMENT: 4 – 3 (Authority Members Griffith, Hamilton, and Spitaleri dissented)

VOTE on MAIN MOTION as AMENDED: 4 – 3 (Authority Members Griffith, Hamilton, and Spitaleri dissented)

MOTION: Authority Member Hamilton moved and Authority Member Griffith seconded the motion to require that any direction given must be within the confines of the existing allocation or any additional allocation from BRAC and that no City money be put into the analysis.

FRIENDLY AMENDMENT: Authority Member Griffith offered a friendly amendment that the amount being proposed could be increased should any Councilmembers wish to donate some or all of their unspent travel budget.  
Friendly amendment was declined by Authority Member Hamilton.

VOTE: 6 - 1 (Authority Member Whittum dissented)

MOTION: Authority Member Whittum moved and Authority Member Griffith seconded the motion to consider the following uses: cogeneration plant, PG&E substation, a civic-related facility, parks and recreation, other uses as zoned except Class A and B offices and that Council is receptive to further discussions with the VA if the VA has interest in the site.

AMENDMENT: Authority Member Hamilton moved and Authority Member Griffith seconded to amend the motion to strike civic center as defined by a city hall from the uses to consider.

VOTE on AMENDMENT: 5 - 2 (Authority Member Whittum and Authority Chair Swegles dissented)

AMENDMENT: Authority Member Spitaleri moved to amend the motion to wait until a definitive answer is received from the VA on their intentions of how much land they may take.  
Authority Member Spitaleri withdrew his motion to amend.

AMENDMENT: Authority Member Griffith moved and Authority Member Lee seconded to amend the motion to add to the list of uses to look into any possible uses not already mentioned that might be complimentary to the 2020 EXPO.

Authority Member Griffith amended the amendment to any uses that would cater to the Expo consistent with the Moffett Park Plan.

RESTATED AMENDMENT: Authority Member Griffith moved to amend the motion to add to the list of possible uses facilities that would cater to the 2020 EXPO consistent with the Moffett Park Specific Plan.

VOTE on AMENDMENT: 5 - 2 (Authority Members Hamilton and Swegles dissented)

VOTE on MAIN MOTION as AMENDED: 6 - 1 (Authority Member Hamilton dissented)

## **ADJOURNMENT**

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