

**OVERSIGHT BOARD**

**AUGUST 10, 2015**

**AGENDA MATERIALS**

# MILPITAS OVERSIGHT BOARD

## TO THE CITY OF MILPITAS ACTING AS THE RDA SUCCESSOR AGENCY

---

455 EAST CALAVERAS BOULEVARD, MILPITAS, CA 95035-5479  
GENERAL INFORMATION: 408-586-3000 [www.ci.milpitas.ca.gov](http://www.ci.milpitas.ca.gov)

### MILPITAS OVERSIGHT BOARD MEETING

Milpitas City Hall, Committee Room  
455 E. Calaveras Blvd., Milpitas, CA

#### MEMBERS:

*Maribel Medina, Chair*  
*Michael Mendizabal*  
*Althea Polanski*  
*Emma Karlen*  
*Bruce Knopf*  
*Mike McInerney*  
*Glen Williams*

#### ALTERNATES:

*Jane Corpus Takahashi*  
*Rudy Nasal*  
*Michael Murdter*  
*Alan Minato*

### DRAFT Minutes of the June 29, 2015 Meeting

#### **I. CALL TO ORDER, ROLL CALL AND PLEDGE OF ALLEGIANCE**

Chair Medina called the meeting to order at 4:00 p.m.

#### **ROLL CALL**

**MEMBERS PRESENT:** Maribel Medina, Emma Karlen, Mike McInerney, Bruce Knopf, Mike Mendizabal, Althea Polanski and Glen Williams

**MEMBERS ABSENT:** None

#### **II. PUBLIC FORUM**

1. Mr. Steve Munzel distributed a letter requesting that the Oversight Board respond to questions in the letter addressing APN 28-34-001 to APN 28-34-0093 (230 N. Main Street.) Mr. Munzel described the history of plans for a museum via interviews with seniors, neighbors and others in the community. He also spoke of the one-room school house that was donated, at no cost to the City, and asked the Oversight Board to reconsider its decision.
2. Mr. Pete McHugh addressed the Oversight Board seeking support to keep the property at 230 N. Main Street as a park.
3. Mr. Don Peoples addressed the Oversight Board confirming what Mr. Munzel and Mr. McHugh said. He also addressed the Cracolice property (540 S. Abel Street) saying that Ford donated a surplus building to the lot which became the YMCA. He said that keeping this property in the community is extremely important.
4. Board Member Polanski distributed a letter and addressed the Oversight Board on behalf of her neighbor, Ms. Linda E. Arbaugh. The letter requested keeping the property, from being developed into anything other than a park since a park at this location would contribute to the stretch between the Great Mall and the library becoming a destination for Milpitas residents.

### III. APPROVAL OF AGENDA

Moved by Mr. Knopf and seconded by Mr. Mendizabal to approve the agenda. The motion passed unanimously.

### IV. APPROVAL OF MINUTES FOR May 12, 2015.

Ms. Karlen noted the following changes:

New Business, Page 3, 3<sup>rd</sup> paragraph, after \$1.9 add "*million.*" Page 4, 2<sup>nd</sup> paragraph after \$1.9, add "*million.*"

Mr. Williams noted the following changes:

Public Forum, Page 1, Item 1, line 2 should read 230 N. Main Street instead of 86 N. Main Street.

Moved by Ms. Polanski and seconded by Mr. McInerney to approve the minutes as amended of May 12, 2015. The motion passed unanimously.

### V. OLD BUSINESS

None

### VI. NEW BUSINESS

**A. Report from Ad Hoc Committee of Oversight Board Regarding RFP Process and Recommending Adoption of Resolution No. 63 Regarding Results of RFP for Property Located at 86 N. Main Street, Milpitas, CA (Property No. 1) and Directing Prioritization of Other Properties on the Long Range Property Management Plan, and the Consideration of Other Alternative for Disposition of Property No. 1.**

Ms. Montoy presented the staff report that the Oversight Board Ad Hoc Committee recommends adoption of Resolution No. 63.

After a brief discussion, Ms. Karlen moved to approve Resolution 63 with the following changes; In Section 2, replace "*sale*" with "*disposition*" of the remaining properties No's 2, 3 & replace "*4*" with "*5*" listed on the LRPMP starting with Property No 2. The motion passed unanimously.

**B. Report from Ad Hoc Committee of Oversight Board Recommending Consideration and Adoption of Resolution No. 64 of the Oversight Board Approving a Request for Proposal (RFP) Process for the Sale of Property No. 2 listed on the Long Range Property Management Plan and Located at Northwest Corner of Alder Drive and Barber Lane (APN 086-02-086).**

Ms. Montoy presented the staff report that the Oversight Board Ad Hoc Committee recommends adoption of Resolution No. 64 approving a request for proposals (RFP) for the sale of property No. 2, listed on the Long Range Property Management Plan and located at the northwest corner of Alder Drive and Barber Lane, Milpitas, CA.

After a brief discussion it was moved by Mr. Mendizabal and seconded by Ms. Polanski to approve Resolution No. 64. The motion passed unanimously.

### VII. SET NEXT MEETING DATE

It was agreed that the next meeting will be held Monday, August 10, 2015 at 2:00 p.m.

**VIII. MEETING ADJOURNMENT**

Moved by Ms. Polanski and seconded by Mr. Knopf, Chair Medina adjourned the meeting at 2:25 p.m. on the consensus of the Board.

*Meeting minutes drafted and submitted by  
Barbara Crump, Board Secretary*

*Approved on August 10, 2015:*

---

Mike McInerney  
Acting Oversight Board Chair

---

Barbara Crump  
Oversight Board Secretary

**MEETING DATE: August 10, 2015**

**ITEM VI.B:** Report from Ad Hoc Committee of Oversight Board Regarding RFP Process and Recommending Approval of an RFP for Property Located at 540 S. Abel Street (APN 086-10-025) Milpitas, CA.

**RECOMMENDED ACTION:**

The Oversight Board Ad Hoc Committee recommends Adoption of Resolution No. 65 Approving a Request for Proposals (RFP) for the Sale of Property No. 5 Listed on the Long Range Property Management Plan and Located at 540 S. Abel Street (APN 086-10-025), Milpitas, California.

**BACKGROUND AND DISCUSSION:**

At its meeting of April 8, 2015, the Oversight Board designated an Ad Hoc Committee of the Board to oversee the RFP process and present RFPs to the Oversight Board for approval. The Oversight Board Ad Hoc Committee conferred by telephone on July 24, 2015 regarding disposition of Property No. 5. Acting Chair McInerney, Board Members Glen Williams and Althea Polanski participated in the call. Mr. Tom Williams, City Manager, represented the Successor Agency and Hilda Cantú Montoy represented the Oversight Board on the call.

The Oversight Board Ad Hoc Committee agreed to use the basic template for the RFP concerning Properties No. 1 and 2. Ms. Montoy worked on the RFP as directed and transmitted drafts to the Ad Hoc Committee and Mr. Tom Williams for review and recommended edits. Recommendations from the Ad Hoc Committee members are included in the proposed RFP.

The major differences between this RFP and the Property No. 2 RFP include:

- (i) the requirement for a smaller deposit of \$50,000 as part of the proposal;
- (ii) no additional deposit requirement;
- (iii) no minimum proposed price;
- (iv) more detailed language on the Site describing the Cracolice Building and other structure; and

As with the prior RFP process, the plan is for wide distribution of the RFP as that is in the best interest of the Successor Agency and Taxing Entities. In that regard, upon the Oversight Board's approval of Resolution No. 65, the Successor Agency and the County of Santa Clara will cause the distribution of the RFP. The RFP will also be posted on the

Oversight Board and Successor Agency websites. Proposals will be submitted to Special Counsel for the Oversight Board. Ms. Montoy will collect and maintain the proposals which will be distributed to the Ad Hoc Committee and Successor Agency for review.

**RESOLUTION NO. 65**

**RESOLUTION OF THE OVERSIGHT BOARD OF THE SUCCESSOR AGENCY OF THE FORMER MILPITAS REDEVELOPMENT AGENCY APPROVING A REQUEST FOR PROPOSALS (RFP) PROCESS FOR THE SALE OF PROPERTY NO. 5 LISTED ON THE LONG RANGE PROPERTY MANAGEMENT PLAN AND LOCATED AT 540 S. ABEL STREET (APN 086-10-025) AND REFERENCED AS CRACOLICE BUILDING**

**WHEREAS**, the Oversight Board to the RDA Successor Agency for the City of Milpitas (“Oversight Board”) has been established to direct the RDA Successor Agency for the City of Milpitas (“Successor Agency”) to take certain actions to wind down the affairs of the Redevelopment Agency in accordance with the California Health and Safety Code; and

**WHEREAS**, among the duties of successor agencies under the Dissolution Act is the preparation of a long-range property management plan (LRPMP) that addresses the disposition and use of the real properties of the former redevelopment agency for consideration by a local oversight board and California Department of Finance (“DOF”); and

**WHEREAS**, the LRPMP for the Successor Agency was approved by the Oversight Board on February 10, 2015, and by DOF on March 9, 2015; and

**WHEREAS**, the LRPMP identifies properties as assets of the Successor Agency that the Successor Agency is to sell; and

**WHEREAS**, the Oversight Board approved an Appraisal Contract with Valbridge Property Advisors on December 2, 2014, which provides for appraisal of properties listed on the LRPMP; and

**WHEREAS**, the Oversight Board desires to utilize a Request for Proposals (“RFP”) process to solicit offers for the disposition of the properties; and

**WHEREAS**, at its meeting of April 8, 2015, the Oversight Board designated an Ad Hoc Committee of the Board to oversee the RFP process and present RFPs to the Oversight Board for approval; and

**WHEREAS**, the Oversight Board Ad Hoc Committee has conferred and directed the preparation of an RFP for Property No. 5 on the LRPMP located at 540 S. Abel Street (APN 086-10-025); and

**WHEREAS**, the Oversight Board Ad Hoc Committee recommends that the Oversight Board approve the RFP prepared for Property No. 5.

**NOW, THEREFORE,** the Oversight Board of the former Milpitas Redevelopment Agency resolves as follows:

**Section 1.** The recitals set forth above are true and correct and are incorporated herein by reference.

**Section 2.** The Oversight Board hereby approves the Request for Proposals for Property No. 5 listed on the LRPMP and located at 540 S. Abel Street (APN 086-10-025). Special Counsel is directed to work with Successor Agency staff in the distribution of said RFP.

**PASSED AND ADOPTED** this 10<sup>th</sup> day of August 2015, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST:

APPROVED:

---

Barbara Crump  
Oversight Board Secretary

---

Mike McInerney  
Acting Board Chair