

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

MILPITAS OVERSIGHT BOARD MEETING

Milpitas Community Center, Large Meeting Room (7 & 8)
457 E. Calaveras Blvd., Milpitas, CA 95035

MEMBERS:

*Kolvira Chheng
Emma Karlen
Bruce Knopf
Michael Mendizabal
Mike McInerney, Chair
Althea Polanski
Glen Williams*

ALTERNATES:

*Jenina Salcedo
Jane Corpus Takahashi
Alan Minato

Michael Murdter*

Minutes of the September 14, 2015 Meeting

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

Chair McInerney called the meeting to order at 2:36 p.m.

ROLL CALL

MEMBERS PRESENT: Kolvira Chheng, Emma Karlen, Bruce Knopf, Michael Mendizabal, Mike McInerney, Althea Polanski and Glen Williams

MEMBERS ABSENT: None

II. PUBLIC FORUM

Mr. Rob Means of 1421 Yellowstone Av, Milpitas addressed the Board saying that the current distribution of wealth makes it difficult to do things we want at the local level and that the November 2016 election provides an opportunity to change the rules so that money is more available at the local level to invest in infrastructure projects like parks and transportation systems.

III. APPROVAL OF AGENDA

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

IV. APPROVAL OF MINUTES FOR August 10, 2015 Meeting

Moved by Mr. Mendizabal and seconded by Mr. Williams to approve the minutes of the August 10, 2015 meeting. The motion passed unanimously.

V. OLD BUSINESS

None

VI. NEW BUSINESS

A. Consider Actions Relating to Disposition of Property No. 3, located at 230 North Main Street (APN 028-34-001 through APN 028-34-094).

1. Adoption of Resolution No. 66 Approving an Amendment to the Long Range Property Management Plan for Property No 3:

a. Change disposition from sale of the property to retention for governmental use. (Alternative A Resolution) OR

b. Change disposition from sale of the property pursuant to RFP process to sale of property to City for original purchase price of \$6.8 million paid by the former Redevelopment Agency. (Alternative B Resolution)

2. Report from Ad Hoc Committee of Oversight Board Recommending Consideration and Adoption of Resolution No. 67 of the Oversight Board Approving a Request for Proposals (RFP) Process for the Sale of Property No. 3 Listed on the Long Range Property Management Plan and Located at 230 North Main Street (APN 028-34-001 through APN 028-34-094).

Ms. Montoy presented the staff report.

Board Member Polanski summarized her proposal to retain the property for governmental use.

Board Member Mendizabal summarized his proposal to sell the property to the City for the original purchase price of \$6.8 million paid by the former Milpitas Redevelopment Agency.

Ms. Montoy commented on recent legislation regarding Long Range Property Management Plan and the two proposed amendments.

City Manager Tom Williams and Interim City Attorney Gary Baum commented on the amendments.

The following 22 individuals commented on this item: Archie Atari, Mary Ann Udoutch, Guy Haas, Rob Means, Pete McHugh, The-Vu Nguyen, Judy Duffy, Roger Skuse, Margie Stephens, Diane Mihalakis, Rupi Chari, Richard Santos, Jerry Epps, Betty Shih, Steven Munzel, Ann Zeise, Laura Mello, Donn Gooch, Barbara Ebright, Bob Burrill, Dana Arbaugh and Danielle Goldstein.

There was discussion among the Board members on how to proceed with the decision to consider each amendment separately.

Moved by Ms. Polanski and seconded by Ms. Karlen to change the disposition from sale of the property to retention for governmental use. The motion failed by the following vote: **AYES:** Karlen & Polanski **NOES:** Chheng, Knopf, Mendizabal, McInerney and Williams

After a lengthy discussion it was moved by Mr. Mendizabal and seconded by Mr. Knopf to adopt Resolution No. 67 with the addition of a third Resolve clause which stated that if an executed Purchase and Sale Agreement for \$6.8 million dollars is received from the City and/or other governmental entities within 60 days of the 90 day RFP period, the RFP process shall

terminate. The motion passed with the following vote: **AYES:** Chheng, Knopf, Mendizabal and Williams **NOES:** Karlen, McNerney and Polanski

There was a brief 5 minute recess.

B. Adoption of Resolution No. 68 Approving the Successor Agency's Administrative Budget for January to June 2016 (FY 15-16 B).

Ms. Montoy presented the staff report.

There were comments by Board Members Williams & Karlen and City Manager Williams regarding the future funding levels of the administrative budget.

Moved by Ms. Polanski and seconded by Mr. Mendizabal to approve Resolution No. 68 approving the Administrative Budget for January 1 through June 30, 2016 (FY 15-16B). The motion passed unanimously.

C. Adoption of Resolution No. 69 Approving the Recognized Obligation Payment Schedule (ROPS 15-16 B) for the January 1 through June 30, 2016 period.

Ms. Montoy presented the staff report.

Chair McNerney thanked Board Member Karlen and her staff for their hard work in preparing the ROPS in time to have the County submit its independent review with the agenda packet.

Moved by Mr. Knopf and seconded by Mr. Williams to adopt Resolution No. 69 approving the Recognized Obligation Schedule (ROPS 15-16 B) for January 1 through June 30, 2016 period. The motion passed unanimously.

VII. NEXT MEETING

A. Identify Potential Agenda Items.

Disposition of Alder Dr. and Barber Ln (Property No. 2).

B. Set Date & Time.

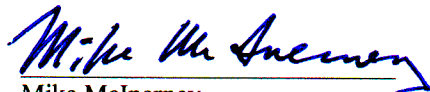
It was agreed that the next meeting will be held Friday, October 23, 2015 at 11:00 a.m.

VIII. MEETING ADJOURNMENT


Moved by Ms. Karlen and seconded by Ms. Polanski, Chair McNerney adjourned the meeting at 5:16 p.m. on the consensus of the Board.

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

Approved on October 23, 2015:



Mike McNerney
Oversight Board Chair



Barbara Crump
Oversight Board Secretary