

# MILPITAS OVERSIGHT BOARD

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

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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 East Calaveras Blvd.  
Milpitas, CA 95035

#### MEMBERS:

*Jane Corpus*  
*Bruce Knopf, Vice Chair*  
*Mike McInerney, Chair*  
*Michael Mendizabal*  
*Althea Polanski*  
*Matthew Tinsley*  
*Glen Williams*

#### ALTERNATES:

*Alan Minato*  
  
*Suzanne Carrig*  
*Michael Fogelstrom*

### Minutes of the November 8, 2017 Meeting

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

Chair McInerney called the meeting to order at 1:30 p.m.

#### **ROLL CALL**

**MEMBERS PRESENT:** Jane Corpus, Bruce Knopf, Mike Mendizabal, Mike McInerney, Althea Polanski, Matthew Tinsley and Glen Williams

**MEMBERS ABSENT:** None

#### **II. PUBLIC FORUM:** None

#### **III. APPROVAL OF AGENDA**

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

#### **IV. APPROVAL OF MINUTES:** June 14, 2017 Meeting.

Mr. Knopf requested an amendment after the word "property" in the fifth sentence of the sixth paragraph on page 2, under Old Business, to add the phrase, "because it was purchased by the Redevelopment Agency and not the City," so the sentence should read: "In the case of 230 N. Main Street, the Successor Agency owns the property, *because it was purchased by the Redevelopment Agency and not the City*, but under the Dissolution Law has no authority to build a park."

Moved by Mr. Knopf and seconded by Ms. Polanski to approve the minutes of June 14, 2017 as amended. The motion passed by the following vote: **AYES:** Corpus, McInerney, Polanski, Tinsley and Williams **NOES:** 0 **ABSENT:** 0 **ABSTAIN:** Mendizabal.

**V. OLD BUSINESS:** None

**VI. NEW BUSINESS**

- A. Report and Recommendation from Ad Hoc Committee of Oversight Board Regarding Results of Request for Proposals (RFP) Process for the Sale of Property No. 3 Listed on the Long Range Property Management Plan and Located at 230 N. Main Street, Milpitas, California (APN 028-34-001 through 028-34-094).
  1. Consider Adoption of Resolution No. 88 Approving the Sale of Property Located at 230 N. Main Street, Milpitas, California (APN 028-34-001 through 028-34-094) pursuant to the Long Range Property Management Plan and a Request for Proposals (RFP) Process.

*Before taking comments from the Ad Hoc Committee members, Chair McInerney corrected a date in the Staff Report on Page 2 in the second paragraph where the Closing Date should read March 19, 2018 instead of March 16, 2016.*

Board Member Polanski stated she is pleased that the Oversight Board has reached this point and that hopefully the Board will make an affirmative vote this afternoon for the community.

Board Member Williams echoed the sentiments of Board Member Polanski and said that everyone on the Board understood the community's desire to have this parcel become a park. He further commented that under the laws and regulations from Sacramento that govern the Board, it has a fiduciary responsibility to the taxing entities and that he is pleased that the Milpitas Community Museum group submitted an offer that is a reasonable value for the land under its current zoning.

During public comment, two residents of Milpitas, Mr. Steve Munzel and Mr. Joe Ehardt spoke in support of a community museum at this location and Ms. Jenny Treis, Program Manager for the County of Santa Clara, stated the County supports approving the highest bid and that the County is not retracting its bid.

After public comment, Chair McInerney clarified with the representatives of the Milpitas Community Museum and Mr. Will Fuentes, the City's Finance Director on the ability of the parties to meet the key requirements to begin the Due Diligence Period. Mr. Munzel, President of the Milpitas Community Museum, stated the Buyers will have no problem executing the agreement in three days, which moves to Monday since the third day falls on a Saturday, and notifying the Successor Agency. Director Fuentes said he plans to have the Council act on an item related to the Purchase and Sale Agreement at its November 21 meeting, which is within 15 days of the Buyer executing the Agreement. Director Fuentes also stated he will check to make sure that the Successor Agency is prepared to provide documents related to the condition of the property specified in the Purchase and Sale Agreement to the Buyers within three days of the execution by the two parties.

Board Member Mendizabal stated that in no way did he want to slow down the process but that with the Thanksgiving Holiday falling during this period of executing the Agreement that perhaps the Board should move some dates now. Such an action would allow the Board to avoid retroactively moving due dates as the Board has done in the past. Director Fuentes commented that he believed the fifteen days was adequate for the Successor Agency. Chair McInerney added that that if the days for the execution slip and the Due Diligence Period starts later, the Board has a meeting in January where the Board may adjust the Close Date if needed.

Board Member Knopf added, for the public record, that he was really pleased that the Board is now completing the implementation of the Long Range Property Management Plan and that the previous history of this site as a gas station and the remediation that went on is all part of the record that was established when the new Milpitas library was built.

Moved by Ms. Polanski and seconded by Mr. Williams to consider the adoption of Resolution No. 88 approving the sale of the property located at 230 N. Main Street, Milpitas, pursuant to the Long Range Property Management Plan and a Request for Proposals Process. The motion passed unanimously by the following vote: **AYES:** Corpus, Knopf, McInerney, Mendizabal, Polanski, Tinsley and Williams **NOES:** 0 **ABSENT:** 0 **ABSTAIN:** 0

**VII. NEXT MEETING**

- A. Identify Potential Agenda Items.
  - 1. Approving an Administrative Budget for FY 18-19
  - 2. Approving the ROPS for the FY 18-19
- B. Set Date and Time.

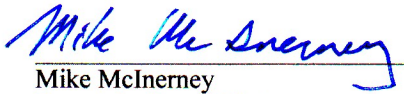
Next meeting will be January 22, 2018 at 11:00 a.m.

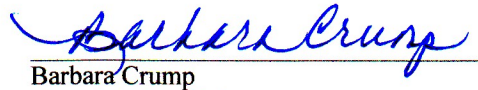
**VIII. MEETING ADJOURNMENT**

Moved by Mr. Mendizabal and seconded by Ms. Knopf, Chair McInerney adjourned the meeting at 2:06 p.m. on the consensus of the Board.

Meeting minutes drafted and submitted by  
Barbara Crump, Board Secretary

Approved on January 22, 2018

  
Mike McInerney  
Oversight Board Chair

  
Barbara Crump  
Oversight Board Secretary