

RESOLUTION NO. 67

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. 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), MILPITAS, CALIFORNIA

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 as set forth in the LRPMP 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. 3 on the LRPMP located at 230 North Main Street (APN 028-34-001 through APN 028-34-094, Milpitas, CA; and

WHEREAS, the Oversight Board Ad Hoc Committee recommends that the Oversight Board approve the RFP prepared for Property No. 3.

WHEREAS, the former Milpitas Redevelopment Agency paid \$6.8 million to acquire 230 North Main Street, a vacant lot, in August 2010, and the City zoned it as parks and open space in November 2010; and

WHEREAS, the Oversight Board has heard testimony from residents of the City of Milpitas that 230 North Main Street should be developed as a community park to benefit the residents in surrounding homes as well as the users and staff members of a nearby regional library and medical health clinic; and

WHEREAS, interest has been expressed for collaboration by governmental entities to purchase the property for development as a park.

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. 3 listed on the LRPMP and located at 230 North Main Street (APN 028-34-001 through APN 028-34-094), Milpitas, California. Special Counsel is directed to work with Successor Agency staff in the distribution of said RFP.

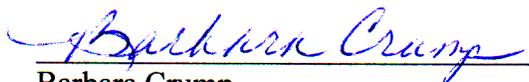
Section 3. If an executed Purchase Sale Agreement for \$6.8 million dollars is received from the City and/or other governmental entities within 60 days of the 90 day RFP period, the RFP process shall terminate.

PASSED AND ADOPTED this 14th day of September 2015, by the following vote:

AYES: Mendizabal, Williams, Knopf, Chheng
NOES: Polanski, Karlen, McInerney
ABSENT:
ABSTAIN:

ATTEST:

APPROVED:


Barbara Crump
Oversight Board Secretary


Mike McInerney
Board Chair