

OVERSIGHT BOARD - SUCCESSOR AGENCY TO THE SAN JOSE REDEVELOPMENT AGENCY

AGENDA

Board Meeting

THURSDAY, MAY 26, 2016 @ 10:00 AM
SAN JOSE CITY HALL – COUNCIL CHAMBERS
200 E. SANTA CLARA STREET, SAN JOSE, CA 95113

MEMBERS:

Tony Estremera, Chair, Santa Clara Valley Water Dist.
Ed Maduli, Vice-Chair, California Community Colleges
Abraham Andrade, City of San Jose
Jim Shannon, City of San Jose
John Guthrie, County of Santa Clara
David Snow, County of Santa Clara
Matthew Tinsley, Santa Clara County Office of Education

ALTERNATE MEMBERS:

David Barry, County of Santa Clara
Jacky Morales-Ferrand, City of San Jose
Debbie Cauble, County of Santa Clara
Linda LeZotte, Santa Clara Valley Water District
Derek Hansel, City of San Jose
Glen Williams, County of Santa Clara
Kolvira Chheng, SC County Office of Education
Natalie Zaderey, SC County Office of Education

STAFF:

Dave Sykes, for Successor Agency Executive Officer
Richard Doyle, Successor Agency General Counsel
Richard Keit, Successor Agency Managing Director
Julia Cooper, Successor Agency Chief Financial Officer
Toni J. Taber, Clerk of the Oversight Board

ORDER OF BUSINESS

1. CALL TO ORDER

2. CLOSED SESSION

3. ADOPTION OF AGENDA

4. APPROVAL OF MINUTES – [April 28, 2016](#)

5. CONSENT CALENDAR – None

6. ITEMS SCHEDULED FOR ACTION/DISCUSSION

6.1 [Approval of the Sale of Real Property Located at 92 South Montgomery Street and Almaden Boulevard Landscape Area](#)

Adopt resolutions:

- a. [Approving the sale of real property located at 92 South Montgomery Street owned by the Successor Agency to the Redevelopment Agency to the highest bidder, Imwalle Annex HBD, LLC, for a purchase price of \\$613,000.](#)
- b. [Approving the sale of real property located at Almaden Boulevard \(APN 264-31-101\) owned by the Successor Agency to the Redevelopment Agency to the highest bidder, Lawrence Wu, for a purchase price of \\$508,000.](#)

6.2 Proposed Reinstatement of the Supplemental Education Revenue Augmentation Fund Loan Agreement
SERAF packet
SVH – SERAF Final – May 24, 2016

Adopt a resolution:

- a. Approving the repayment schedule for the 2011 Housing Fund Loan in the amount of \$12,815,668 plus accrued interest, a housing asset of the Successor Housing Agency, pursuant to Health and Safety Code Section 34171 (d) (1) (G).
- b. Approving a partial reinstatement of the Loan Agreement between the Successor Agency to the Redevelopment Agency of the City of San José and the City of San José related to the Supplemental Education Revenue Augmentation Fund (SERAF) reinstating the Inter-Fund Loan of \$10,000,000 originally made by various City special funds (\$5 million Sewage Treatment Plan Connection Fee Fund, \$3 million Subdivision Park Trust Fund, and \$2 million Ice Centre Revenue Fund) and subsequently repaid by the City’s General Fund, and revising with terms and repayment schedule to conform to the requirements of Health and Safety Code Section 34191.4.

Either

- c. Directing staff to prepare a loan agreement to reinstate the 2010 Housing Fund Loan, \$40 million portion of the SERAF loan made by the Low and Moderate Income Housing Fund, with terms and repayment schedule to conform to the requirements of Health and Safety Code Section 34191.4.

Or

- d. Determining that the remaining portion of the 2010 SERAF loan, not otherwise reinstated by the Oversight Board herein, in the amount of \$52 million, is not an enforceable obligation and directing the Successor Agency to remove that portion of the 2010 SERAF loan from its financial statements.

6.3 Refunding of Successor Agency Bonds and Agreement with Financial Advisors

Adopt a resolution:

Authorizing the Successor Agency to negotiate and execute an agreement with Public Financial Management (PFM) and Ross Financial, as co-financial advisors and to assist Successor Agency staff with the evaluation of refunding alternatives of the former Redevelopment Agency, the costs of which will be paid from the refunding bond sale transaction, or from RPTTF (to the extent required) if a refunding bond transaction is not completed.

6.4 Disposition of real property located at 300 South Almaden Boulevard Subject to Long Term Ground Lease with the Hilton Hotel
Dinapoli Letter-January 11, 2016
Dinapoli Letter-May 17, 2016

Adopt a resolution to take one of the following actions:

- a. Rejecting the County of Santa Clara’s request to acquire the real property located at 300 South Almaden Boulevard subject to a long term lease with the Hilton Hotel at its appraised value and offering such real property for sale using an open solicitation process; or
- b. Requesting a second appraisal be commissioned by the County of Santa Clara for such real property with the requirement that the real property be appraised by a company qualified in the valuation of long-lived financial assets, or
- c. Approving a Purchase and Sale Agreement with the County of Santa Clara to sell such real property to the County of Santa Clara for the appraised value of Ninety Six Thousand Dollars (\$96,000).

The Hilton Purchase and Sale Agreement
(Deferred from April 28, 2016)

7. REPORTS and CORRESPONDENCE

- 7.1 May 2, 2016, Letter from Successor Agency to DOF regarding 2016-2017 Annual ROPS Determination Letter
- 7.2 May 9, 2016, Letter from County of Santa Clara to State Controller’s Office regarding Verification of Insufficiency of Funds for the period of July 1, 2016 – December 31, 2016 (ROPS 16-17A)
- 7.3 Asset Disposition Schedule & List of Other Assets
- 7.4 Oversight Board Referral Items:

NO.	REFERRAL ITEM	REQUESTED BY	DATE REQUESTED	TENTATIVE MEETING DATE
1	SERAF Loan	Mr. Guthrie	9/11/14	May 26, 2016
2	RPTTF Detailed Calculations	Mr. Andrade	2/12/15	County Staff to Provide Details
3	Listing of All Agency Assets	Mr. Snow	4/28/16	May 26, 2016
4	List of Refinancing Participants	Mr. Tinsley/ Mr. Snow	4/28/16	May 26, 2016
5	Alternatives for Administration	Mr. Guthrie	4/28/16	August 11, 2016
6	Convention Center Expansion Site – Disposition Process	Mr. Snow	4/28/16	August 11, 2016

8. SUCCESSOR AGENCY BOARD ACTIONS

On May 17, 2016, the Successor Agency Board approved the following (previously approved by the Oversight Board):

- Successor Agency's Administrative Budget and Recognized Obligation Payment Schedule for 2016-17.
- Merged Area Redevelopment Project Revenue Bonds Series 1996 A/B and Series 2003 A/B - JP Morgan Letters of Credit Extension.
- Purchase and Sale Agreement for the 88 Garage with MVP San José 88 Garage, LLC.

9. FUTURE AGENDA ITEMS

10. OPEN FORUM

Members of the Public are invited to speak on any item that does not appear on this Agenda and that is within the subject matter jurisdiction of the Oversight Board. Speakers may be limited to no more than two minutes at the discretion of the Chair.

11. ADJOURNMENT

The next Oversight Board meeting is scheduled for Thursday, June 9, 2016 at 10:00 a.m.

Oversight Board meetings will be held at San Jose City Hall located at 200 E. Santa Clara Street, San José, CA 95113.

All public records relating to an open session item on this agenda, which are not exempt from disclosure pursuant to the California Public Records Act, that are distributed to a majority of the Oversight Board will be available for public inspection at the Office of the City Clerk at San José City Hall, 200 E. Santa Clara Street, San José, CA 95113 at the same time that the public records are distributed or made available to the Oversight Board.

To request an accommodation or alternative format for an Oversight Board meeting or printed materials, please call 408-535-1252 or (408) 294-9337 (TTY) as soon as possible, but at least three business days before the meeting.