



# City of Sunnyvale

## Meeting Minutes - Draft

### City Council

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Thursday, June 30, 2016

7:00 PM

Council Chambers, City Hall, 456 W. Olive  
Ave., Sunnyvale, CA 94086

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#### Special Meeting: REDEVELOPMENT SUCCESSOR AGENCY

#### **CALL TO ORDER**

Chair Hendricks called the Redevelopment Successor Agency meeting to order in Council Chambers.

#### **SALUTE TO THE FLAG**

Chair Hendricks led the salute to the flag.

#### **ROLL CALL**

Present: 6 - Chair Hendricks  
Vice Chair Larsson  
Board Member Griffith  
Board Member Meyering  
Board Member Martin-Milius

Absent: 1 - Board Member Davis

#### **ORAL COMMUNICATIONS**

None.

#### **CONSENT CALENDAR**

Board Member Meyering pulled Items 1.A and 1.B.

**1.A**     [16-0411](#)     Approve Redevelopment Successor Agency Meeting Minutes  
of May 24, 2016

MOTION: Board Member Meyering moved to deny approval of the minutes until the minutes include comments and summaries of dissent positions.

The motion to died due to lack of a second.

MOTION: Vice Chair Larsson moved and Board Member Martin-Milius seconded the motion to approve the Redevelopment Successor Agency Meeting Minutes of May 24, 2016 as submitted.

The motion carried by the following vote:

Yes: 4 - Chair Hendricks  
Vice Chair Larsson  
Board Member Griffith  
Board Member Martin-Milius

No: 1 - Board Member Meyering

Absent: 1 - Board Member Davis

**1.B**     [16-0063](#)     Adopt a Resolution authorizing Investment of Monies in Local Agency Investment Fund

Successor Agency Manager Brice McQueen responded to questions. Director of Finance Tim Kirby provided additional information.

Public Hearing opened at 7:08 p.m.

No speakers.

Public Hearing closed at 7:08 p.m.

MOTION: Board Member Meyering moved to table the item until copies of receipts and disbursements identifying the dates, amounts, and reasons are provided. The motion to amend died due to lack of a second.

MOTION: Vice Chair Larsson moved and Board Member Griffith seconded the motion to adopt a resolution listing the individuals authorized to manage investment transactions with the Local Agency Investment Fund for the Successor Agency.

The motion carried by the following vote:

Yes: 4 - Chair Hendricks  
Vice Chair Larsson  
Board Member Griffith  
Board Member Martin-Milius

No: 1 - Board Member Meyering

Absent: 1 - Board Member Davis

**PUBLIC HEARINGS/GENERAL BUSINESS**

- 2      [16-0665](#)      Adoption of Two Resolutions Authorizing the Successor Agency Executive Director to Execute the 2016 Modified and Restated Amended Disposition and Development and Owner Participation Agreement and Related Documents Pertaining to the Sunnyvale Town Center Project

Vice Chair Larsson reported he would recuse himself from the first portion of the discussion as his home is near Downtown; the FPCC advised he may have a conflict of interest for topics in Part A, but would return for discussion of Part B. Vice Chair Larsson recused himself and left the room.

Assistant City Manager/Chief of Downtown Planning Hanson Hom provided the staff report regarding Part A and stated an additional attachment, Exhibit B-2 Minimum Project Map, has been provided. City Attorney John Nagel, City Manager Deanna Santana, and Attorney Karen Tiedemann, Goldfarb & Lipman LLP, provided additional information.

Public Hearing opened at 7:46 p.m.

Deke Hunter, Hunter Properties, provided information about the project.

Russ Melton recommended approval of Alternatives 1 and 2 for Part A and Alternatives 1 and 3 for Part B.

Public Hearing closed at 7:50 p.m.

MOTION: Board Member Martin-Milius moved and Board Member Griffith seconded the motion to approve Part A Alternatives 1 and 2: 1) Find for the reasons set forth in Attachment 5 of the June 28, 2016 Staff Report (RTC No. 16-0551) that the proposed 2016 Modified and Restated Amended Disposition and Development and Owner Participation Agreement is categorically exempt from environmental review pursuant to CEQA Guidelines Section 15304 and 15305 and that no additional environmental review is necessary as the proposed amendments are within the scope of the previous environmental analysis for the Downtown Program Improvement Update, pursuant to CEQA Guidelines Section 15168(c)(2); and 2) Adopt the Resolution authorizing the Successor Agency Executive Director to execute the 2016 Modified and Restated Amended Disposition and Development and Owner Participation Agreement, Part A and related documents. (Attachments 12, 14 and 15 to the staff report)

AMENDMENT: Board Member Meyering moved to amend the agreement to require the commercial property portion allocate 10 percent of the retail space for

non-profits at 50 percent of the rental rate charged for adjacent spaces.  
The motion to amend died due to lack of a second.

The main motion carried by the following vote:

Yes: 3 - Chair Hendricks  
Board Member Griffith  
Board Member Martin-Milius

No: 1 - Board Member Meyering

Recused: 1 - Vice Chair Larsson

Absent: 1 - Board Member Davis

Following action on Part A, Vice Chair Larsson returned to the room and took his seat at the dais.

Assistant City Manager/Chief of Downtown Planning Hanson Hom provided the staff report.

Public Hearing opened at 8:20 p.m.

Applicant Deke Hunter, Hunter Properties, provided information regarding the project.

Public Hearing closed at 8:30 p.m.

MOTION: Board Member Martin-Milius moved and Vice Chair Larsson seconded the motion to approve Part B Alternatives 1 and 3: 1) Find for the reasons set forth in Attachment 5 of the June 28, 2016 Staff Report (RTC No. 16-0551) that the proposed 2016 Modified and Restated Amended Disposition and Development and Owner Participation Agreement is categorically exempt from environmental review pursuant to CEQA Guidelines Section 15304 and 15305 and that no additional environmental review is necessary as the proposed amendments are within the scope of the previous environmental analysis for the Downtown Program Improvement Update, pursuant to CEQA Guidelines Section 15168(c)(2); and Alternative 3) Adopt the Resolution authorizing the Successor Agency Executive Director to execute the 2016 Modified and Restated Amended Disposition and Development and Owner Participation Agreement, Part B. (Attachments 13 and 14)

The motion carried by the following vote:

Yes: 4 - Chair Hendricks  
Vice Chair Larsson  
Board Member Griffith  
Board Member Martin-Milius

No: 1 - Board Member Meyering

Absent: 1 - Board Member Davis

**ADJOURNMENT**

Chair Hendricks adjourned the meeting at 8:48 p.m.