



# City of Sunnyvale

## Meeting Minutes City Council

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Thursday, December 10, 2015

10:30 AM

Council Chambers and West Conference  
Room, City Hall, 456 W. Olive Ave.,  
Sunnyvale, CA 94086

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### Special Meeting: Joint Meeting and Study Session of City Council and Successor Agency to the Redevelopment Agency

#### **10:30 A.M. PUBLIC HEARING / GENERAL BUSINESS**

##### **1 Call to Order in the Council Chambers (Open to the Public)**

Mayor/Agency Member Griffith called the meeting to order in Council Chambers and led the salute to the flag.

##### **2 Roll Call**

**Present:** 6 - Mayor Jim Griffith  
Vice Mayor Tara Martin-Milius  
Councilmember David Whittum  
Councilmember Jim Davis  
Councilmember Glenn Hendricks  
Councilmember Gustav Larsson

**Absent:** 1 - Councilmember Pat Meyering

##### **3 Public Comment**

None.

##### **4 Public Hearing/General Business**

[15-0444](#) Direction on Article 6 of the 2010 Amended Disposition and  
Development and Owner Participation Agreement (ADDOPA)  
for Transfer of the Sunnyvale Town Center Property

City Manager Deanna Santana and Assistant City Manager, Chief of Downtown  
Planning Hanson Hom provided the staff report.

Scott Johnson, CPA Partner, Macias Gini & O'Connell LLP (MGO) Advisory  
Services presented MGO's Independent Evaluation Report on the Article 6 Criteria  
for the Proposed Transfer.

Tim Kelly, Keyser Marston Associates (KMA), Advisors in Public/Private Real

Estate Development, provided information regarding the KMA peer review of the MGO findings.

Council/Agency recessed at 12:03 p.m.

Council/Agency reconvened at 1 p.m. with all Councilmembers/Agency Members present.

**Present:** 7 - Mayor Jim Griffith  
Vice Mayor Tara Martin-Milius  
Councilmember David Whittum  
Councilmember Pat Meyering  
Councilmember Jim Davis  
Councilmember Glenn Hendricks  
Councilmember Gustav Larsson

[15-0444](#) Direction on Article 6 of the 2010 Amended Disposition and Development and Owner Participation Agreement (ADDOPA) for Transfer of the Sunnyvale Town Center Property

The Development Team provided background information on the respective business partners:

Drew Hudacek, Sares Regis Group of Northern California  
Morgan Lingel, JP Morgan Real Estate Asset Management Group  
Deke Hunter, Hunter Properties Inc.  
David Ash, Senior Vice President, Wells Fargo

Public Hearing opened at 1:55 p.m.

Russ Melton, speaking on his own accord, spoke in support of Alternative 1.

Steve Scandalis spoke regarding the importance of exercising caution in dealing with Limited Liability Companies (LLCs) and suggested asking JP Morgan to purchase the Macy's property from the former developer.

Public Hearing closed at 1:59 p.m.

MOTION: Councilmember/Agency Member Hendricks moved and Councilmember/Agency Member Larsson seconded the motion to approve Alternative 1: Acknowledge that the proposed Transferee satisfies the four Article 6 criteria in the ADDOPA for transfer of the Sunnyvale Town Center property.

SUBSTITUTE MOTION: Councilmember/Agency Member Whittum moved a

substitute motion and Councilmember/Agency Member Meyering seconded to take this action on December 15.

The substitute motion failed by the following vote:

- Yes:** 3 - Councilmember Whittum  
Councilmember Meyering  
Councilmember Davis
- No:** 4 - Mayor Griffith  
Vice Mayor Martin-Milius  
Councilmember Hendricks  
Councilmember Larsson

The main motion carried by the following vote:

- Yes:** 4 - Mayor Griffith  
Vice Mayor Martin-Milius  
Councilmember Hendricks  
Councilmember Larsson
- No:** 3 - Councilmember Whittum  
Councilmember Meyering  
Councilmember Davis

MOTION: Councilmember/Agency Member Meyering moved and Councilmember/Agency Member Davis seconded the motion to hold the Study Session in the Council Chambers.

The motion failed by the following vote:

- Yes:** 3 - Councilmember Whittum  
Councilmember Meyering  
Councilmember Davis
- No:** 4 - Mayor Griffith  
Vice Mayor Martin-Milius  
Councilmember Hendricks  
Councilmember Larsson

City Manager Deanna Santana provided closing comments.

Mayor Griffith provided closing comments and adjourned the meeting to Study

Session at 2:40 p.m.

### **STUDY SESSION**

#### **Call to Order in the West Conference Room (Open to the Public)**

Vice Mayor/Agency Member Martin-Milius called the Study Session to order in the West Conference Room at 2:43 p.m.

#### **Roll Call**

**Present:** 7 - Mayor Jim Griffith  
Vice Mayor Tara Martin-Milius  
Councilmember David Whittum  
Councilmember Pat Meyering  
Councilmember Jim Davis  
Councilmember Glenn Hendricks  
Councilmember Gustav Larsson

#### **Study Session**

Councilmember/Agency Member Larsson stated he lives near the downtown and he would recuse himself from participation in the discussion of the item.

Councilmember/Agency Member Davis stated he resides near the proposed project but has determined he did not need to recuse himself from participating in the discussion.

Councilmember/Agency Member Whittum stated he resides near the proposed project but does not believe he needs to recuse himself from participating in the discussion.

MOTION: Councilmember/Agency Member Meyering moved and Councilmember/Agency Member Davis seconded the motion to conduct the meeting in Council Chambers.

The motion carried by the following vote:

**Yes:** 4 - Councilmember Whittum  
Councilmember Meyering  
Councilmember Davis  
Councilmember Hendricks

**No:** 2 - Mayor Griffith  
Vice Mayor Martin-Milius

**Recused:** 1 - Councilmember Larsson

Council/Agency reconvened in Council Chambers.

Mayor/Agency Member Griffith called the Study Session to order at 3:05 p.m.

Mayor/Agency Member Griffith restated that Councilmember/Agency Member Larsson has recused himself from the discussion and remained in the room.

[15-1098](#)      Discussion on Status of Sunnyvale Town Center Project and  
Presentation on Market Assessment

Assistant City Manager, Chief of Downtown Development Hanson Hom provided the staff report.

Tim Kelly, Keyser Marston Associates, provided information and a presentation on the market assessment.

**Public Comment**

Public Comment opened at 4:30 p.m.

No speakers.

Public Comment closed at 4:30 p.m.

**Adjourn Special Meeting**

Mayor Griffith adjourned the Study Session at 4:30 p.m.