



# SPECIAL MEETING MINUTES

## OVERSIGHT BOARD FOR THE SUCCESSOR AGENCY TO THE CITY OF SOUTH SAN FRANCISCO REDEVELOPMENT AGENCY

P.O. Box 711 (City Hall, 400 Grand Avenue)  
South San Francisco, California 94083

CITY HALL  
LARGE CONFERENCE ROOM, TOP FLOOR  
400 GRAND AVENUE

TUESDAY, SEPTEMBER 23, 2014  
2:00 P.M.

### CALL TO ORDER

Time: 2:03 p.m.

### ROLL CALL

Present: Boardmembers Addiego, Christensen,  
Farrales\*, Gross, Vice Chairperson Ernsberger  
and Chairperson Cullen.

Absent: Boardmember Scannell.

\*Boardmember Farrales arrived at 2:07 p.m.

### PLEDGE OF ALLEGIANCE

Led by Boardmember Christensen.

### AGENDA REVIEW

None.

### COMMUNICATIONS FROM STAFF

None.

### PUBLIC COMMENTS

None.

### MATTERS FOR CONSIDERATION

1. Motion to approve the Minutes of the August 19, 2014 Regular Meeting.

Motion- Boardmember Christensen/Second- Vice Chair Ernsberger - to approve the Minutes of the Regular Meeting of August 19, 2014 as amended. Approved by the following voice vote: AYES: Boardmembers Addiego, Christensen, Farrales, Gross, Vice Chair Ernsberger and Chair Cullen; NOES: None; ABSTAIN: None; ABSENT: Boardmember Scannell.

2. Resolution approving the Recognized Obligation Payment Schedule (ROPS) for the period January through June 2015. (Bertha Aguilar, Management Analyst, Joe Martin, Finance Analyst)

Finance Director Steele noted that the Recognized Obligation Payment Schedule (ROPS) had already been approved by the Successor Agency and was now before the Board. Some of the ROPS highlights included the biannual \$3 million contribution to the Oyster Point Ventures since funds were being set aside in a trust account for a biotech campus at Oyster Point. After this latest contribution, there would be \$24 million plus interest in the trust account. Staff was in the process of negotiating with developers for affordable housing at two sites downtown. Included in those negotiations were the remaining bond proceeds from the housing bonds which amounted to \$2.38 million.

In response to a point of a clarification by Chair Cullen, Finance Director Steele confirmed that the Board would also be approving the Administrative Budget as part of the ROPS.

City Attorney Mattas explained that Item 69 pertained to the tenant improvements needed to make the third retail space at 636 El Camino Real usable. The improvements would roughly cost between \$430,000 and \$450,000.

Consultant Sanchez replied to Boardmember Christensen's query on the number of acquired tenants, by explaining that they had 2 tenants so far and that the process of finding a third tenant would become easier when the first two tenants moved into their respective retail spaces.

Chair Cullen expressed his concern about the high costs of the tenant improvements and questioned whether they should leave the space vacant if they could not get a good return on their investment.

In response to further questioning by Boardmember Christensen, staff clarified that they would not be expending on tenant improvements until a tenant was found for the third space.

Boardmember Addiego noted that he understood Chair Cullen's concerns.

Consultant Sanchez stated that the length of the leases would be 5 years with the option of extending for another 5 years twice. Thus, the leases would potentially range between 5 and 15 years for each tenant space.

Motion- Boardmember Addiego/Second- Boardmember Christensen- to approve Resolution 4-2014. Approved by the following roll call vote: AYES: Boardmembers Addiego, Christensen, Farrales, Gross, Vice Chair Ernsberger and Chair Cullen; NOES: None; ABSTAIN: None; ABSENT: Boardmember Scannell.

3. Resolution approving an amendment to the Lease Agreement with Sitike Counseling Center for the facility at 306 Spruce Avenue. ECD (Armando Sanchez, Housing Consultant).

Motion- Boardmember Farrales/Second- Boardmember Addiego- to approve Resolution 5-2014 as amended. Approved by the following voice vote: AYES: Boardmembers Addiego, Christensen, Farrales, Gross, Vice Chair Ernsberger and Chair Cullen; NOES: None; ABSTAIN: None; ABSENT: Boardmember Scannell.

4. Resolution approving an amendment to the Lease Agreement with the County of San Mateo for the facility at 306 Spruce Avenue. ECD (Armando Sanchez, Housing Consultant).

Motion- Boardmember Addiego/Second- Boardmember Christensen- to approve Resolution 6-2014 as amended. Approved by the following voice vote: AYES: Boardmembers Addiego, Christensen, Farrales, Gross, Vice Chair Ernsberger and Chair Cullen; NOES: None; ABSTAIN: None; ABSENT: Boardmember Scannell.

5. Report on information request from the Department of Finance regarding the Long Range Property Management Plan. ECD (Armando Sanchez, Housing Consultant).

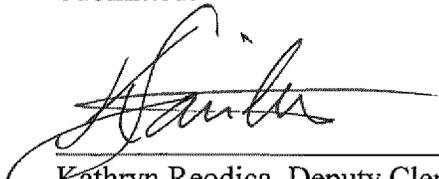
Consultant Sanchez updated the Board on some of the questions posed by the Department of Finance (DOF). The DOF made occasional requests for corrections of errors such as incorrect APN numbers. Other queries included requests for back up documentation such as development plans and designs for the future Caltrain station. He added that there had not been any rejections so far and expected that staff would be answering any additional questions by the DOF in the next 3-4 weeks.

In response to a query by Boardmember Christensen, Consultant Sanchez clarified that the Board would approve any amendments to the Long Range Property Management Plan.

#### ADJOURNMENT

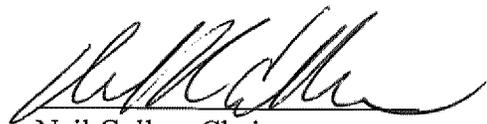
Chair Cullen adjourned the meeting at 2:36 p.m.

Submitted:



Kathryn Reodica, Deputy Clerk  
Oversight Board for the Successor  
Agency to the South San Francisco  
Redevelopment Agency

Approved:



Neil Cullen, Chairperson  
Oversight Board for the Successor  
Agency to the South San Francisco  
Redevelopment Agency