



REGULAR MEETING

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, NOVEMBER 17, 2015
2:00 P.M.

PEOPLE OF SAN MATEO COUNTY

You are invited to offer your suggestions. In order that you may know our method of conducting Board business, we proceed as follows:

The regular meetings of the South San Francisco Oversight Board for the Successor Agency to the City of South San Francisco Redevelopment Agency are held on the third Tuesday of each month at 2:00 p.m. in the in the Large Conference Room, Top Floor at City Hall, 400 Grand Avenue, South San Francisco, California.

In accordance with California Government Code Section 54957.5, any writing or document that is a public record, relates to an open session agenda item, and is distributed less than 72 hours prior to a regular meeting will be made available for public inspection in the City Clerk's Office located at City Hall. If, however, the document or writing is not distributed until the regular meeting to which it relates, then the document or writing will be made available to the public at the location of the meeting, as listed on this agenda. The address of City Hall is 400 Grand Avenue, South San Francisco, California 94080.

In compliance with Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the South San Francisco City Clerk's Office at (650) 877-8518. Notification 48 hours in advance of the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting.

Chairperson:

Neil Cullen

Selected by:

Largest Special District of the type in H&R
Code Section 34188

Vice Chair:

Michael Krause
Assistant Superintendent, Business Services
South San Francisco Unified School District
Alternate: Vacant
Superintendent, South San Francisco Unified School District

Selected by:

San Mateo County Superintendent of Schools

Board Members:

Mark Addiego
Councilmember, City of South San Francisco

Barbara Christensen
Director of Community/Government Relations,
San Mateo County Community College District

Reyna Farrales
Deputy County Manager, San Mateo County

Paul Scannell

Billy Gross
Senior Planner, City of South San Francisco

Selected by:

Mayor of the City of South San Francisco

Chancellor of California Community College

San Mateo County Board of Supervisors

San Mateo County Board of Supervisors
(Public Member)

Mayor of the City of South San Francisco

Counsel

Craig Labadie

Advisory:

Jim Steele, Assistant City Manager, City of South San Francisco
Richard Lee – Finance Director, City of South San Francisco
Alex Greenwood – Director of Economic and Community Development, City of South San Francisco
Steve Mattas – Assistant City Attorney, City of South San Francisco
Krista Martinelli – City Clerk, City of South San Francisco
Armando Sanchez – Redevelopment Consultant, City of South San Francisco

CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE

AGENDA REVIEW

COMMUNICATIONS FROM STAFF

PUBLIC COMMENTS

Comments from members of the public on items not on this meeting agenda. The Chair may set time limit for speakers. Since these topics are non-agenda items, the Board may briefly respond to statements made or questions posed as allowed by the Brown Act (Government Code Section 54954.2). However, the Board may refer items to staff for attention, or have a matter placed on a future agenda for a more comprehensive action report.

MATTERS FOR CONSIDERATION

1. Motion to approve the Minutes of the Regular Meeting of October 20, 2015.
2. Reorganization of the Board.

CLOSED SESSION

3. Closed Session:
Conference with Real Property Negotiators:
(Pursuant to Government Code Section 54956.8)
Properties: 201-219 Grand Avenue (APN: 012-316-110, 012-316-100, and 012-316-090) and 418 Linden Avenue (APN: 012-314-010)
Agency Negotiators: Alex Greenwood
Negotiating Parties: Brookwood Equities, LLC, the City of South San Francisco, and the Successor Agency to the Redevelopment Agency of the City of South San Francisco
Under Negotiation: Price and terms for disposition of the property.
4. Conference with Real Property Negotiators
(Pursuant to Government Code Section 54956.8)
Properties: 401, 411, 421, & 315 Airport Blvd, 405 Cypress Ave., and 216 Miller Ave., (the former Ford Properties).
Agency Negotiators: Alex Greenwood and Ron Gerber.
Negotiating Parties: Miller Cypress SSF, LLC, and the Successor Agency to the Redevelopment Agency of the City of South San Francisco.
Under negotiation: Price and terms for disposition of the property.

FUTURE AGENDA ITEMS

ADJOURNMENT



MINUTES
REGULAR MEETING

DRAFT

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, OCTOBER 20, 2015
2:00 P.M.

CALL TO ORDER

TIME: 2:00 P.M.

ROLL CALL

PRESENT: Boardmembers Addiego,
Christensen, Scannell*
and Gross, Vice Chair Krasue and
Chair Cullen.

*Boardmember Scannell arrived
at 2:07 P.M.

ABSENT: Boardmember Farrales.

PLEDGE OF ALLEGIANCE

Recited.

AGENDA REVIEW

No Changes.

COMMUNICATIONS FROM STAFF

None.

PUBLIC COMMENTS

None.

MATTERS FOR CONSIDERATION

1. Motion to approve the Minutes of the Regular Meeting of September 15, 2015.

Motion – Vice Chair Krause/Second – Boardmember Addiego: to approve the Minutes of the Regular Meeting of September 15, 2015. Approved by the following Voice Vote: AYES: Boardmembers Addiego, Christensen and Gross, Vice Chair Krause and Chair Cullen. NOES: None. ABSENT: Boardmembers Farrales and Scannell. ABSTAIN: None.

2. Resolution No. 08-2015 approving an amendment to the Lease Agreement with the County of San Mateo for the facility at 306 Spruce Avenue and authorizing the Successor Agency Executive Director to execute the Lease Amendment. (Armando Sanchez, ECD Housing Consultant).
3. Resolution No. 09-2015 approving an amendment to the Lease Agreement with Sitike Counseling Center for the facility at 306 Spruce Avenue and authorizing the Successor Agency Executive Director to execute the Lease Amendment. (Armando Sanchez, ECD Housing Consultant).
4. Resolution approving the Lease Agreement with the County of San Mateo for the ground floor space at 306 Spruce Avenue and authorizing the Successor Agency Executive Director to execute the Lease Agreement. (Armando Sanchez, ECD Housing Consultant).

Economic and Community Housing Consultant Sanchez presented the staff reports for items 2-4, which all concerned 306 Spruce Avenue.

Regarding Items 2 and 3, he explained that the existing Lease Agreements for 306 Spruce Avenue with the County of San Mateo and Sitike Counseling Center had respectively expired. Staff recommended approval of a one-year extension for each, which would allow flexibility related to future options for disposition of the property. Discussion ensued regarding potential repairs, costs, funding sources, ADA compliance, and rent prices.

After discussion, the Board directed postponement of Item 4 to permit study related to cost sharing of repair expenses by the potential tenant, specifically the costs pertinent to upgrading the floors.

Motion – Boardmember Christensen/Second – Boardmember Addiego: to approve Resolution Nos. 08-2015 and 09-2015. Approved by the following Voice Vote: AYES: Boardmembers Addiego, Christensen, Scannell and Gross, Vice Chair Krause and Chair Cullen. NOES: None. ABSENT: Boardmember Farrales. ABSTAIN: None.

FUTURE AGENDA ITEMS

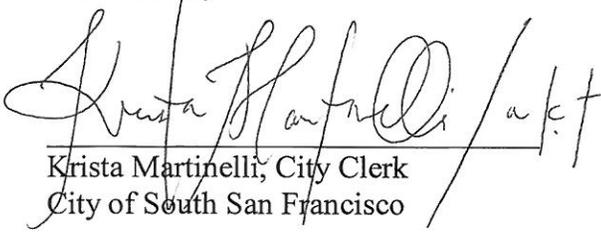
- a. Terms of a Revenue Sharing Agreement for commercial space at 636 El Camino Real and direction to staff to draft a Revenue Sharing Agreement.

Chair Cullen requested that consideration of Reorganization of the Board be placed on the next Regular Meeting Agenda.

ADJOURNMENT

Being no further business, Chair Cullen adjourned the meeting at 2:22 P.M.

Submitted by:



Krista Martinelli, City Clerk
City of South San Francisco

Approved by:

Neil Cullen, Chairperson of the Oversight Board
City of South San Francisco



Redevelopment Successor Agency Oversight Board

Staff Report

DATE: November 17, 2015

TO: Members of the Oversight Board

FROM: Krista Martinelli, City Clerk

SUBJECT: Reorganization of the South San Francisco Oversight Board

RECOMMENDATION

It is recommended that the Oversight Board consider reorganization and take action by motion as determined by its discussion.

BACKGROUND

At its Regular Meeting on December 11, 2012, the South San Francisco Successor Agency Oversight Board determined to consider reorganization by motion annually, schedule permitting. Since its inception, the Oversight Board has reorganized once by motion at a regular meeting that took place on September 17, 2013. At that meeting, Chair Neil Cullen (appointed to the Board by the San Mateo County Flood Control District) was reappointed as the Chairperson of the Board and Patti Ernsberger (appointed to the Board by the San Mateo County Superintendent of Schools) was reappointed as Vice Chair through consideration of reorganization in 2015.

DISCUSSION

The Board should discuss its preference for reorganization, designate the Chair and Vice Chair appointments and their duration; and, by motion, vote to reorganize as determined. The Board may recall that SB 107, which was recently signed by Governor Brown, provides that one countywide oversight board will begin on July 1, 2018. (Cal. Health & Saf. Code § 34179(j).)

CONCLUSION

The Agency should consider and take action on reorganization if so inclined.

By: 
Krista Martinelli
City Clerk

By: 
Mike Futrell
Executive Director