



CITY OF SANTA CLARA

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SPORTS AND OPEN SPACE AUTHORITY

AGENDA

A complete agenda packet with back-up reports is available at either City Library beginning Saturday before the Tuesday meeting or at the City Clerk's Office on weekdays. A complete agenda packet is also available at the City Council meeting and on the City's website.

March 18, 2014

5:30 pm

Closed Session

Council Conference Room

Conference with Real Property Negotiator

Pursuant to Government Code Section 54956.8

Property: APN 104-03-036, 104-03-038, 104-03-039, 104-03-040

Negotiating Party(ies): Kurt Wittek, Montana Property Group, LLC

City Negotiator: Julio J. Fuentes, Contract Administrator (or designee)

Under Negotiation: Purchase/Sale/Exchange/Lease of Real Property
(provisions, price and terms of payment)

and

Conference with Legal Counsel - Existing Litigation

Pursuant to Government Code Section 54956.9(a)

Vinod K. Sharma, et al v. Successor Agency to the

Redevelopment Agency of the City of Santa Clara, et al

Sacramento County Superior Court Case No. 34-2013-80001396

REGULAR MEETING

7:00 PM in the City Hall Council Chambers

APPEAL OF HEARING DECISIONS OF THE SPORTS AND OPEN SPACE AUTHORITY MUST BE MADE TO THE SUPERIOR COURT WITHIN 90 CALENDAR DAYS OF FINAL ACTION. BECAUSE OF THE AGENDA PROVISION FOR RECONSIDERATION, FINAL ACTION IS DEEMED TO OCCUR AT THE END OF THE NEXT REGULAR MEETING PURSUANT TO CITY COUNCIL POLICY (P&P 042). (CODE OF CIVIL PROCEDURE SECTION 1094.6)

AB23 ANNOUNCEMENT: MEMBERS OF THE SPORTS AND OPEN SPACE AUTHORITY BOARD ARE ENTITLED TO RECEIVE \$30 FOR EACH ATTENDED MEETING.

- 1. ROLL CALL:**
- 2. APPROVAL OF MINUTES:**
 - A. February 11, 2014.**
- 3. CONTINUANCE/EXCEPTIONS:**

4. UNFINISHED BUSINESS:

- A. Possible Reconsideration of Actions Taken at Immediately Preceding Meeting. (See Summary of Actions for potential reconsideration, which is attached to the posted Agenda and is in the Agenda Packet Binder in the Council Chambers.)

5. PUBLIC PRESENTATIONS:

This item is reserved for persons to address the Authority on any matter not on the agenda that is within the subject matter jurisdiction of the City. The law does not permit Authority action on, or extended discussion of, any item not on the agenda except under special circumstances. The Authority, or staff, may briefly respond to statements made or questions posed, and the Authority may request staff to report back at a subsequent meeting. Although not required, please submit to the Authority Secretary your name and subject matter on forms available by the door in the Council Chambers.

6. REPORTS OF SOSA MEMBERS AND SPECIAL SOSA COMMITTEES:

- A. Reports regarding conference attendance, if any.

7. CLOSED SESSION MATTERS:

- A. Authority General Counsel Reports:

8. ADJOURNMENT:

- A. To Tuesday evening, **March 25, 2014** at 7:00 pm for the regular scheduled meeting in the City Hall Council Chambers.

3/18/14

CLOSED SESSION NOTICE

Sports and Open Space Authority

5:30PM
SOSA



The **GOVERNING BOARD OF THE SPORTS AND OPEN SPACE AUTHORITY** will meet in closed session on **Tuesday, March 18, 2014, at 5:30 p.m.**, or as soon thereafter as the matter can be discussed, in the Council Conference Room located in the East Wing of City Hall at 1500 Warburton Avenue, Santa Clara, California, to consider the following matter(s) and to potentially take action with respect to it/them:

- CONFERENCE WITH REAL PROPERTY NEGOTIATOR**
Pursuant to Gov. Code § 54956.8
Property: APN 104-03-036, APN 104-03-038, APN 104-03-039, APN 104-03-040
Negotiating Party(ies): Kurt Wittek, Montana Property Group, LLC
City Negotiator: Julio J. Fuentes, Contract Administrator (or designee)
Under Negotiation: Purchase/Sale/Exchange/Lease of Real Property (provisions, price and terms of payment)

- CONFERENCE WITH LEGAL COUNSEL-EXISTING LITIGATION**
Pursuant to Gov. Code § 54956.9(a)
Vinod K. Sharma, et al. v. Successor Agency to the Redevelopment Agency of the City of Santa Clara, et al., Sacramento County Superior Court Case No. 34-2013-80001396

Date: March 14, 2014



RICHARD E. NOSKY, JR.
Authority General Counsel

3/18/14

2A
SOSA

MINUTES OF THE SPORTS AND OPEN SPACE AUTHORITY OF
THE CITY OF SANTA CLARA FOR MEETING
HELD ON TUESDAY EVENING, February 11, 2014

The Sports and Open Space Authority of the City of Santa Clara met at 6:00 pm, on the above mentioned date, for a Closed Session in the Council Conference Room for a Conference with Real Property Negotiator pursuant to Government Code Section 54956.8; Property: APN 104-03-036, APN 104-03-038, APN 104-03-039, APN 104-03-040; Negotiating Party(ies): Kurt Wittek, Montana Property Group, LLC; City Negotiator: Julio J. Fuentes, Contract Administrator (or designee); Under Negotiation: Purchase/Sale/Exchange/Lease of Real Property (provisions, price and terms of payment); Conference with Real Property Negotiator pursuant to Government Code Section 54956.8; Property: APN 097-01-039, APN 097-01-073, APN 104-01-102, APN 104-03-036; Negotiating Party(ies): William A. Witte, President, Related California; City Negotiator: Julio J. Fuentes, Contract Administrator (or designee) Under Negotiation: Purchase/Sale/Exchange/Lease of Real Property (provisions, price and terms of payment) and Conference with Legal Counsel-Existing Litigation pursuant to Government Code Section 54956.9(a); *Vinod K. Sharma, et al. v. Successor Agency to the Redevelopment Agency of the City of Santa Clara, et al.*, Sacramento County Superior Court Case No. 34-2013-80001396 (Authority General Counsel - 02/07/14).

Present: Authority Members Debi Davis, Lisa M. Gillmor, Patrick Kolstad, Patricia M. Mahan, Jerry Marsalli and Teresa O'Neill and Chairperson Jamie L. Matthews.

The Sports and Open Space Authority then met at 7:46 pm for the regular scheduled meeting in the City Hall Council Chambers.

2A. MOTION was made by Gillmor, seconded and unanimously carried with Marsalli abstaining (not present at the meeting), that the Minutes for the meeting of January 7, 2014 - Special Meeting be adopted as written.

7A. Earlier in the evening, the Authority met for a Closed Session in the Council Conference Room for a Conference with Real Property Negotiator pursuant to Government Code Section 54956.8; Property: APN 104-03-036, APN 104-03-038, APN 104-03-039, APN 104-03-040; Negotiating Party(ies): Kurt Wittek, Montana Property Group, LLC; City Negotiator: Julio J. Fuentes, Contract Administrator (or designee); Under Negotiation: Purchase/Sale/Exchange/Lease of Real Property (provisions, price

and terms of payment) and there was no reportable action; Conference with Real Property Negotiator pursuant to Government Code Section 54956.8; Property: APN 097-01-039, APN 097-01-073, APN 104-01-102, APN 104-03-036; Negotiating Party(ies): William A. Witte, President, Related California; City Negotiator: Julio J. Fuentes, Contract Administrator (or designee); Under Negotiation: Purchase/Sale/Exchange/Lease of Real Property (provisions, price and terms of payment) and there was no reportable action and Conference with Legal Counsel-Existing Litigation pursuant to Government Code Section 54956.9(a); *Vinod K. Sharma, et al. v. Successor Agency to the Redevelopment Agency of the City of Santa Clara, et al.*, Sacramento County Superior Court Case No. 34-2013-80001396 and there was no reportable action.

8A. MOTION was made by Davis, seconded and unanimously carried, that, there being no further business, the meeting was adjourned at 10:12 pm to Tuesday evening, February 25, 2014 at 7:00 pm for the regular scheduled meeting in the City Hall Council Chambers.

ATTEST: _____

Secretary

APPROVE: _____

Chairperson