



# CITY OF SANTA CLARA

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## HOUSING 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.

**August 18, 2015**

#### **SPECIAL ANNOUNCEMENTS**

#### **REGULAR MEETING**

**7:00 PM in the City Hall Council Chambers**

APPEAL OF HEARING DECISIONS OF THE HOUSING 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)

**6:00 pm**

**Closed Session**

**Council Conference Room**

**Conference with Legal Counsel - Existing Litigation**

**Pursuant to Government Code Section 54956.9(d)(1)**

***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**

1. **ROLL CALL:**
2. **APPROVAL OF MINUTES:**
  - A. June 23, 2015.
  - B. July 7, 2015.
  - C. July 14, 2015.
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 Housing Authority on any matter not on the agenda that is within the subject matter jurisdiction of the City. The law does not permit Housing Authority action on, or extended discussion of, any item not on the agenda except under special circumstances. The Housing Authority, or staff, may briefly respond to statements made or questions posed, and the Housing Authority may request staff to report back at a subsequent meeting. Although not required, please submit to the Housing Authority Secretary your name and subject matter on forms available by the door in the Council Chambers.

**6. REPORTS OF HOUSING AUTHORITY MEMBERS AND SPECIAL HOUSING AUTHORITY COMMITTEES:**

- A. Reports regarding conference attendance, if any.

**7. CLOSED SESSION MATTERS:**

- A. Authority Counsel Reports:

**8. ADJOURNMENT:**

- A. To Tuesday evening, **August 25, 2015**, at 7:00 pm for the regular scheduled meeting in the City Hall Council Chambers.



# City of Santa Clara

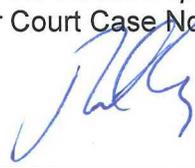
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TIME: 6:00 PM HA  
**CLOSED SESSION  
NOTICE**

The **GOVERNING BOARD OF THE HOUSING AUTHORITY OF THE CITY OF SANTA CLARA** will meet in closed session on **Tuesday, August 18, 2015**, at **6:00 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 LEGAL COUNSEL-EXISTING LITIGATION**  
Pursuant to Gov. Code § 54956.9(d)(1)  
*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

Dated: August 14, 2015

  
\_\_\_\_\_  
RICHARD E. NOSKY, JR.  
Housing Authority Counsel

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**MINUTES OF THE CITY OF SANTA CLARA HOUSING AUTHORITY OF  
THE CITY OF SANTA CLARA FOR REGULAR MEETING  
HELD ON TUESDAY EVENING, JUNE 23, 2015**

The City of Santa Clara Housing 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 220-05-073, APN 303-04-059, APN 293-12-001, APN 216-20-032, APN 101-22-084; City/Authority Negotiator: Julio J. Fuentes, City Manager/Executive Director (or designee); Negotiating Party: Image Real Estate, Alain Pinel Realtors, MRL Group, Inc., KW Bay Area Estates, Intero Real Estate; Under Negotiation: Purchase/Sale/Exchange/Lease of Real Property (provisions, price and terms of payment) and a Conference with Legal Counsel - Existing Litigation pursuant to Government Code Section 54956.9(d)(1); *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 (Housing Authority Counsel - 06/19/15).

The Housing Authority then met at 8:54 pm for the regular scheduled meeting in the City Hall Council Chambers.

Present: Housing Authority Commissioners Dominic J. Caserta, Debi Davis, Patrick Kolstad, Jerry Marsalli and Teresa O'Neill and Chairperson Jamie L. Matthews. Absent: Housing Authority Commissioner Lisa M. Gillmor.

1. **MOTION** was made by Kolstad, seconded and unanimously carried (Gillmor absent), that the Housing Authority **excuse** Commissioner Gillmor from attendance at this evening's meeting.

- 4.A Earlier in the evening at the City Council meeting, the Housing Authority **noted and filed** the Housing Authority Treasurer's **Informational Report** (06/16/15) entitled "**Approve Renewal of Property, Equipment Breakdown, and Excess Liability with Select Providers for the Period of July 1, 2015 to July 1, 2016 for the City of Santa Clara and Authorities of the City and Authorize Payment of Insurance Premiums to Alliant Insurance Services**".

7.A Earlier in the evening, the Housing 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 220-05-073, APN 303-04-059, APN 293-12-001, APN 216-20-032, APN 101-22-084; City/Authority Negotiator: Julio J. Fuentes, City Manager/Executive Director (or designee); Negotiating Party: Image Real Estate, Alain Pinel Realtors, MRL Group, Inc., KW Bay Area Estates, Intero Real Estate; Under Negotiation: Purchase/Sale/Exchange/Lease of Real Property (provisions, price and terms of payment) and a 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.

8.A MOTION was made by Davis, seconded and unanimously carried (Gillmor absent), that, there being no further business, the Housing Authority adjourn the meeting at 8:55 pm to Tuesday evening, July 7, 2015 at 7:00 pm for the regular scheduled meeting in the City Hall Council Chambers.

ATTEST: \_\_\_\_\_

Clerk

APPROVE: \_\_\_\_\_

Chairperson

**MINUTES OF THE CITY OF SANTA CLARA HOUSING AUTHORITY OF  
THE CITY OF SANTA CLARA FOR REGULAR MEETING  
HELD ON TUESDAY EVENING, JULY 7, 2015**

The City of Santa Clara Housing 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 Legal Counsel - Existing Litigation pursuant to Government Code Section 54956.9(d)(1); *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 (Housing Authority Counsel - 07/02/15).

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

Present: Housing Authority Commissioners Debi Davis, Lisa M. Gillmor, Patrick Kolstad, Jerry Marsalli and Teresa O'Neill and Chairperson Jamie L. Matthews. Absent: Housing Authority Commissioner Dominic J. Caserta.

- 1. **MOTION** was made by Kolstad, seconded and unanimously carried (Caserta absent), that the Housing Authority **excuse** Commissioner Caserta from attendance at this evening's meeting.

- 6.A Earlier in the evening, the Housing Authority met for a **Closed Session** in the Council Conference Room for a 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.

- 7.A **MOTION** was made by Davis, seconded and unanimously carried (Caserta absent), that, there being no further business, the Housing Authority adjourn the meeting at 7:47 pm to Tuesday evening, **July 14, 2015** at 7:00 pm for the regular scheduled meeting in the City Hall Council Chambers.

ATTEST: \_\_\_\_\_  
Clerk

APPROVE: \_\_\_\_\_  
Chairperson

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**MINUTES OF THE CITY OF SANTA CLARA HOUSING AUTHORITY OF  
THE CITY OF SANTA CLARA FOR REGULAR MEETING  
HELD ON TUESDAY EVENING, JULY 14, 2015**

The City of Santa Clara Housing 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 Legal Counsel - Existing Litigation pursuant to Government Code Section 54956.9(d)(1); *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 (Housing Authority Counsel - 07/10/15).

The Housing Authority then met at 9:58 pm for the regular scheduled meeting in the City Hall Council Chambers.

Present: Housing Authority Commissioners Dominic J. Caserta, Debi Davis, Lisa M. Gillmor, Patrick Kolstad, Jerry Marsalli and Teresa O'Neill and Chairperson Jamie L. Matthews.

2.A **MOTION** was made by Davis, seconded and carried with Matthews abstaining (not present at the meeting), that the **Minutes** for the meeting of **June 16, 2015** be adopted as written.

5.A Earlier in the evening during the City Council meeting, **MOTION** was made by Caserta, seconded and unanimously carried, that, per the Director of Public Works/City Engineer's report, the Housing Authority **delegate** authority to the Executive Director, or his designee, to **approve project related documents, stadium related documents and infrastructure maintenance related agreements during the recess from July 15, 2015 to August 17, 2015** and **direct** the Executive Director to submit a report on actions taken at the Housing Authority's meeting on September 22, 2015.

8.A Earlier in the evening, the Housing Authority met for a **Closed Session** in the Council Conference Room for a Conference with Legal Counsel-Existing Litigation pursuant to Government Code Section 54956.9(d)(1); *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.

9.A

MOTION was made by Davis, seconded and unanimously carried, that, there being no further business, the Housing Authority adjourn the meeting at 9:59 pm in **Memory** of **Donna Ruggeri Burdick** (mother of retired City employee Robin Burdick, longtime Santa Clara resident for the past 60 years, member of City committees and dedicated to local Santa Clara organizations) to Tuesday evening, August 18, 2015 at 7:00 pm for the regular scheduled meeting in the City Hall Council Chambers.

ATTEST: \_\_\_\_\_  
Clerk

APPROVE: \_\_\_\_\_  
Chairperson

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