



Date: November 8, 2011

To: City Manager for City Council Action
Executive Director for Redevelopment Agency Action
Executive Director for Stadium Authority Action

From: Administrative Analyst to the City Manager

Subject: Set "Committee of the Whole" Study Sessions on December 6, 2011 and December 8, 2011 – Review of Proposed Stadium Project Disposition and Development Agreement, including Lease Summary and Preliminary Finance Plan, and December 13, 2011 as the public hearing to consider approval of the Disposition and Development Agreement

EXECUTIVE SUMMARY:

Measure J, passed by the voters in June 2010 authorized the City to move forward with the development of the Stadium subject to certain binding requirements to safeguard the City's general and enterprise funds. Since the adoption of Measure J, several actions have been taken, including completion of a draft of the Disposition and Development Agreement (DDA), lease summary, and preliminary Finance Plan between the Stadium Authority and 49ers Stadium LLC (Stadco). Staff is proposing that a "Committee of the Whole" study session be held on December 6, 2011 to provide Council and the Stadium Authority Board and the public the opportunity to review these documents in detail. Because of the amount and complexity of information contained in these documents, a second "Committee of the Whole" study session may be necessary, and staff is recommending that a special meeting be set for December 8, 2011 at 7:00 p.m. for this purpose. Staff is proposing to present the DDA to the Stadium Authority Board for approval on December 13, 2011. That meeting will be a noticed public hearing.

ADVANTAGES AND DISADVANTAGES OF ISSUE:

The "Committee of the Whole" meeting format provides Council and the Stadium Authority Board and the public with a greater understanding of the actions that have been taken to date on the Stadium Project, as well an opportunity to review the key points of the DDA, lease summary, and preliminary financing structure for the stadium. There are no identified disadvantages.

ECONOMIC/FISCAL IMPACT:

There are no significant economic/fiscal impacts associated with holding a "Committee of the Whole" meeting.

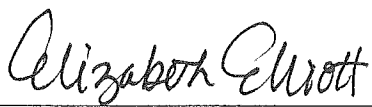
RECOMMENDATION:

That the Council, Redevelopment Agency and Stadium Authority set December 6, 2011 and December 8, 2011 at 7:00 p.m. to meet as the "Council Committee of the Whole" to review the proposed Stadium Project

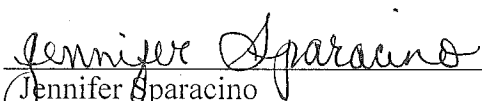
City Manager/Executive Director for Redevelopment Agency/Stadium Authority Action
Set "Committee of the Whole" Study Sessions on December 6, 2011 and December 8, 2011 – Review of
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Disposition and Development Agreement, including the lease summary and preliminary Finance Plan, and
December 13, 2011 at 7:00 p.m. as the public hearing to consider approval of the Disposition and Development
Agreement.

APPROVED:



for Pamela J. Morrison
Administrative Analyst to the City Manager



Jennifer Sparacino
City Manager/
Executive Director for Redevelopment Agency
Executive Director for Stadium Authority

Documents Related to this Report:

1) none

I:/citymanager/agenda reports/2011/11.15.11 Committee of the Whole Set Dec 6-8