

APRIL 14, 2020 – AMENDED AGENDA

PROPOSED ADDITIONS – PRINTED AGENDA

APPROVAL OF THE REQUESTS BELOW INCLUDES A SUNSHINE WAIVER

MAYOR AND COUNCIL REQUESTS

CITY MANAGER’S REQUESTS

2.x Temporary Financial Relief to Commercial Air Carriers and Amendment to Airline Lease Agreements at the Norman Y. Mineta San Jose International Airport.

Recommendation:

Adopt a resolution authorizing the City Manager to negotiate and execute amendments to airline agreements to provide temporary financial relief to commercial passenger and cargo air carriers (“Airlines”) operating at the Airport for a period of up to six months, from April 1, 2020 through September 30, 2020, to support Airline operations that have been directly impacted by Airport passenger and cargo activity declines as a result of the COVID-19 pandemic. Financial relief for Airlines could include: (a) deferral of applicable landing and aircraft parking fees with repayment terms subject to negotiations, with no interest or late fees; and (b) deferral of terminal rents or other applicable minimum rent payments with repayment terms subject to negotiations, with no interest or late fees.

CEQA: Not a Project, File No. PP17-003, Agreements/Contracts resulting in no physical changes to the environment. (Airport)

2.x Temporary Financial Relief to Non-Aeronautical Concessionaires and Amendments to Non-Aeronautical Agreements at the Norman Y. Mineta San Jose Airport.

Recommendation:

Adopt a resolution authorizing the City Manager to negotiate and execute amendments to concession agreements to provide temporary financial relief to non-aeronautical concessionaires operating on Airport premises effective retroactive to March 1, 2020 through July 31, 2021 to support Airport concession operations that have been directly impacted by Airport passenger declines as a result of the COVID-19 pandemic. Financial relief for Airport concessionaires could include: (a) suspension of concessionaire contributions to the Airport Marketing Fund; (b) suspension or modification of the effective date, timeframe and terms of increases or modifications to the Minimum Annual Guaranteed (MAG) Rent or otherwise applicable increases to concession fees; (c) deferral of MAG Rent or other applicable minimum rent payments, with repayment terms subject to negotiations (d) waive any otherwise applicable late fees or interest related to the deferment of the MAG or other rent payment; (e) suspension of MAG Rent and charge only a negotiated percentage rent or negotiate a modified MAG payment; (f) suspend, defer or modify the Annual Concession Fee Reconciliation (True Up) as a result of

any negotiated adjustments to the MAG; and (g) adjust tenant improvement construction schedules.

CEQA: Not a Project, File No. PP17-003, Agreements/Contracts resulting in no physical changes to the environment. (Airport)

8.x Extension of the Residential Eviction Moratorium and Consideration of a Rent Freeze and Establish a Task Force to Explore Solutions for the Rental Community Impacted by COVID-19.

Recommendation:

(a) Adopt a resolution extending the temporary moratorium to May 31, 2020 on evictions due to nonpayment of rent for residential tenants where the failure to pay rent results from income loss resulting from COVID-19.

(b) Direct the City Attorney to draft an Urgency Ordinance and Companion Ordinance placing a temporary rent freeze on all new rent increases for rent stabilized apartments and mobile homes to be considered at the April 21, 2020 Council Meeting.

(c) Direct the City Manager to establish a Task Force comprised of stakeholders representing landlords and tenants to explore alternative solutions to address the needs of our rental community impacted by COVID-19.

CEQA: Not a Project, File No. PP17-008, General Procedure and Policy Making resulting in no changes to the physical environment. (Housing)

CITY ATTORNEY'S REQUESTS

CITY CLERK'S REQUESTS
