



ECONOMIC DEVELOPMENT COMMISSION

Approved Meeting Minutes

Date/Time: Monday, June 10, 2013 at 6:05 p.m.

Where: Milpitas City Hall, Committee Conference Room

Attendants: Councilwoman Montano, Chair Peoples, Vice Chair Brahmbhatt (6:24 pm), Commissioners Ahuja, Holthaus, Howard, C. Nguyen, M. Nguyen, Tsao, and Wettenstein; PN&S Director Steve McHarris, Principal Housing Planner Felix Reliford, and Recording Secretary Rachelle Currie

Excused Absence: Commissioners Ablaza, Bhambhra, Grilli, Wong

I. **Flag Salute**

Chair Peoples called the meeting to order at 6:05pm and led the Pledge of Allegiance.

II. **Roll Call and Approval of Alternates**

Chair Peoples called for Roll. Commissioners Ablaza, Bhambhra, Grilli, and Wong are not present; Vice Chair Brahmbhatt came in at 6:24pm. Alternate Commissioner Holthaus was seated.

III. **Announcements**

Councilwoman Montano mentioned to the Commission that the City Council approved a 200+ energy-efficient units in the Transit Area Specific Plan – Warmington project. She asked staff if property taxes could be earmarked for affordable housing fund. Principal Housing Planner said that he will ask the City Manager. Chair Peoples added that this is the first one in Transit Area that is part of a park, this project has a lot of trails and is accessible by bikes too.

Chair Peoples announced that he received an invitation from Ron Swenson to attend a pod cars presentation on 6/24 at 10am in San Jose City Hall. He also informed everyone that long-time Historical Society figure, Mabel Mattos, passed away recently.

Planning Director invited the Commissioners to attend the Planning Commission meeting on June 12. The Planning Commission will host a Study Session on the California Circle land use and future vision to address consistent requests to change the zoning from Industrial Park to incorporate Residential. The study session's goal is to come up with guidance/recommendation to City Council how to proceed regarding the rezoning requests in that area. Chair Peoples remembered that three years ago there were series of discussion about converting industrial areas to residential and California Circle is one of the areas discussed.

IV. **Public Forum (Please *limit comments to 3 minutes*)**

Commissioner Maglalang of Community Advisory Commission addressed everyone about the National Night Out Event scheduled this year on August 8. He encouraged residents to host block party within their area and/or attend other block parties throughout the City.

V. **Approval of Agenda**

Commissioner Wettenstein moved to approve the agenda as submitted and seconded by Vice Chair Brahmbhatt. The motion carried unanimously.

VI. **Approval of Minutes – May 13, 2013**

Motion: to approve the May 13, 2013 Unapproved Minutes as submitted.

Motion/Second: C. Nguyen/Howard

Motion carried by a vote of:

Ayes: 9

Noes: 0

Absent: 4 (Ablaza, Bhambhra, Grilli, Wong)

VII. New Business

A. Update on Potential Support of Sister City Relationships

Principal Housing Planner Felix Reliford informed the Commission that he and Sister Cities Commission staff liaison Leslie Stobbe will be moving forward to bring to the City Council the joint letter from Chairs Peoples and Grilli (of Sister Cities Commission) requesting the Council to amend the Economic Development Commission's bylaws by giving support to Sister Cities Commissioners in terms of economic development aspects as they relate to the City's sister city relationships.

MR. Reliford further stated that a signing ceremony of a new MOU with Huizhou is tentatively-scheduled on September 17, 2013; and that Milpitas Mayor and Huizhou's Vice Mayor are tentatively-scheduled to meet on September 18, 2013.

Commissioner Wettenstein asked Mr. Reliford to give a brief report about the affordable housing tour at DeVries Place that he and others have attended. Mr. Reliford reported that a total of 40 attendees were at the successful tour hosted by Silicon Valley Leadership Group.

Vice Chair Brahmbhatt briefly mention San Francisco successor of FTS and City Manager Williams said that staff will look at it again to see if there are any changes. Commissioner Wettenstein said a market research study to include FTZ will perk people's interest up. An update is needed from the City to put this item on the Milpitas Chamber meeting and perhaps add this in the Commission's work plan.

B. Develop the Commission's Goals for the New Year and Establish 2103 Work Plan

Chair Peoples suggested creating another subcommittee called Special Projects. Discussion ensued between the Commissioners and it was by unanimous decision to have two Subcommittees and they are: 1) Business Retention/Attraction; and 2) Special Projects. The entire Commission broke into two groups at 7:05 pm, and discussed possible work plan.

The Commission reconvened at 730pm; Councilwoman Montano left the meeting.

Business Retention/Attraction Subcommittee consist of Vice Chair Brahmbhatt, Commissioners Ahuja, C. Nguyen, M. Nguyen, and Wettenstein. Commissioner Wettenstein said that Milpitas does not have name recognition and would like to bring onto the table ideas how to brand the City. He suggested having charging stations for pod cars which if it comes to fruition Milpitas will be known as the first City to build them.

Vice Chair Brahmbhatt credited Commissioner Ahuja for great ideas. He said that the City needs to have another auto dealership that sells electric cars (Nissan or Dodge). He added front of restaurants and retail stores as great locations for charging stations. Commissioner Howard informed everyone that their hotel guests already charge their cars and the electrical bill is not that significant. Commissioner Wettenstein mentioned if the City could be the beta site for pod cars; the City will have global recognition.

Chair Peoples suggested incorporating charging stations/parking ratio for the Torgan Group's project and perhaps new projects that are coming in. Other topics that were discussed are commercial brokers looking for bigger square footage areas with

twenty-five feet clearance; City staff might want to look at developing strategies for electrical cars and market the City as “Green City”.

Special Project Subcommittee consist of Commissioners Grilli, Holthaus, Howard, Tsao, and Wong will meet on July 2 at 11am at Brandon’s and they plan to meet twice a month. This subcommittee will talk about Pacific Mall, the new 49ers Stadium (Levi’s Stadium), etc. It was mentioned that EB-5 program is a good incentive luring business investors to the City.

Commissioner Tsao talked about micro-apartments, a development that is a big hit in Asian countries and recently City of San Jose adopted this concept under an SRO and not an ordinance. Commissioner Ahuja said that micro-apartments concept is great idea but it has to work with the certain area’s population’s lifestyle for the concept to succeed.

VIII. Old Business – Discussed during New Business as part of Agenda Item B

IX. Other Business – None

X. Upcoming Events – None

X. Adjourn – Vice Chair Brahmhatt moved, and Commissioner Wettenstein seconded, to adjourn the meeting at 8:01pm to the next regular meeting on August 12, 2013. The motion carried unanimously.