



ECONOMIC DEVELOPMENT COMMISSION Meeting Minutes

Date/Time: Monday, February 8, 2016 at 4:33 pm

Where: Milpitas City Hall, Committee Conference Room

Attendees: Chair Ablaza, Vice Chair Brahmhatt (came in at 4:34pm); Commissioners Nunez, Owens, Peoples, Strle, Tsao, Wettenstein (came in at 5:26pm); Wang, and Alternate Commissioner Reddy was seated; Economic Development Manager Edesa Bitbadal, and Recording Secretary Rachelle Currie

Excused Absence: Vice Mayor Montano; and Commissioners Holthaus, and M. Nguyen

Unexcused Absence: Commissioner C. Nguyen

I. Flag Salute

Chair Ablaza called the meeting to order at 4:33pm and led the Pledge of Allegiance.

II. Roll Call and Approval of Alternates

Chair Ablaza called for Roll. Vice Mayor Montano, and Commissioners Holthaus, C. Nguyen, and M. Nguyen were not present. Alternate Commissioner Reddy was seated. The following Commissioners came in after roll call: Brahmhatt at 4:34pm and Wettenstein at 5:26pm.

III. Public Forum (Please *limit comments to 3 minutes*) – None

IV. Approval of Agenda

Commissioner Nunez made the motion to approve the agenda seconded by Commissioner Strle.

Motion carried by a vote of:

Ayes: 9
Noes: 0
Absent: Holthaus, C. Nguyen, M. Nguyen,
Wettenstein
Abstain: 0

V. Approval of Minutes – January 11, 2016 Commission minutes

Motion: to approve the January 11, 2016 Economic Development Commission Minutes as submitted.

Motion/Second: Vice Chair Brahmhatt / Commissioner Nunez

Motion carried by a vote of:

Ayes: 7
Noes: 0
Absent: Holthaus, C. Nguyen, M. Nguyen,
Wettenstein
Abstain: Owen, Tsao

VI. Announcements

Vice Mayor Montano is not present due to the passing of her father.

Commissioner Peoples announced that citizens have not been able to convince the Oversight Board members regarding the parkland matter next to the library however the Santa Clara County Board of Supervisors were convinced to return control to the City and a Milpitas Community Museum is slated on that land.

Economic Development Manager Bitbadal reminded everyone of upcoming events; they are: **a)** 2/9 Chamber of Commerce's monthly breakfast at Senior Center and Crab Feed on 3/4 at Napredak Hall; and **b)** 2/12 Silicon Valley Joint Venture's State of the Valley Conference at San Jose McEnergy Convention. She passed out the first publication of City's Newsletter and added that this will be available quarterly. She also applauded Commissioner Holthaus for being recognized by Northern California Commercial Association of Realtors (NCCAR) for representing the NCCAR Board of Directors at the 2015 AMPI International Summit in Nuevo Vallarta Mexico.

VII. New Business

A. Form 700 Discussion – City Clerk

City Clerk Mary Lavelle distributed Commissioners' Form 700 which is the Statement of Economic Interests and explained to everyone that these forms are required to be filed by all members of five different Commissions and that include EDC members to reveal/report their business holdings within City of Milpitas. Vice Chair Brahmhatt asked if he needs to list businesses anywhere on Schedule A-2 and her response was they only have to report businesses in Milpitas. She offered if anyone needs a copy of their previous year's form, to contact her office via phone or email. Ms. Lavelle added to submit wet-ink signature forms and do not send a scanned pdf file as FPCC is requiring the original signed form. At the end of her presentation, both Chair Ablaza and Vice Chair Ablaza turned in their signed forms.

B. Presentation by SummerHill Apartment Communities for a Mixed-Use Development Project

Ms. Bitbadal introduced SummerHill representatives; Wendi Baker, SummerHill's Vice President of Development, Marshall Torre SummerHill's Director of Community Development, and John McNellis SummerHill's Retail Expert Partner.

Ms. Baker thanked the Commission for having them present the proposed project. The proposed project is located at the 1646 Centre Pointe within the Transit Area Specific Plan. It is a mixed-use project where the 1st floor is slated for retail. There will 694 units and the parking garages will not be seen as they will be surrounded by buildings. John McNellis will be answering questions pertaining to retail portion of the project.

Vice Chair Brahmhatt asked if the parking garage would be a single or double story. Mr. Torre responded that it will be 5-story tall but would not be visible. The project consists of 30,000 sq ft of retail pursuant to the City's Specific Plan; commercial will have a step-up design due to the flood zone areas. Public art is part of the project that will be on the Centre Pointe side. Commissioner Strle asked if Centre Pointe will be widened to which Mr. Torre responded no because with the 90 degree building, commercial view will slow the traffic. Commissioner Strle followed up with a question whether all commercial be on the Centre Pointe side; Mr. Torre said yes.

Commissioner Strle asked if there will be segregated parking between retail visitors and property owners. Yes, commercial parking spaces will be clearly marked from owners/guests of owners. The 6th floor of Building A includes a swimming pool. This project is anticipated to create 150-300 jobs; 1,085 construction-related jobs within five years and a \$1 million public arts split on two sides. The impact on school district is fairly small and they have met with Board Member Nunez and Superintendent Matsuoka. Mr. Torre added that there is no City cost for maintaining the private street. The project represents about \$300 million investment; in the \$400K range to Communities Facilities District (CFD); \$1.4 million annual general fund to City; \$1.66 million to Milpitas Unified School District; and \$2.3 million revenue in annual retail spending. All the numbers provided to the Commission were provided by SummerHill's economic data consultant.

Commissioner Wang asked if all over 600 units are going to share the private access; Mr. Torre said yes. Commissioner Strle asked if they have any idea when County is going to expand Montague Expressway. Mr. Torre said that they do not know; Ms. Bitbadal will find out and will report back to the Commission. Commissioner Reddy asked about the unit's rent. Chair Ablaza mentioned that a 2-BR is being rented out for \$2,400 per month in Amalfi.

Commissioner Peoples stated that the parking ratio is 3.2 parking spaces/thousand square feet for retail but for restaurants that ratio may not be the right number. At this point Mr. Torre turned it over to Mr. McNellis. Mr. McNellis said that this project is going to be more of a residential feel. Commissioner Wettenstein came in at this point to the meeting. He added that Centre Pointe site will not going to attract national restaurant and there will be 5,000 units when built out. Vice Chair Brahmhatt asked if they are allowed to dig up another level below for parking. Mr. Torre answered that due to flood zone area it is not feasible to do so. Commissioner Peoples asked staff if the Commission should discuss retail/restaurant parking ratio with Planning Department. Commissioner Strle added that BART does not build enough parking spaces; Marriott Hotel will start charging to control their lot.

Commissioner Wang asked if the residential units will belong to an HOA. Mr. Torre said that the apartment units will not be with HOA however the retail units will belong in HOA. Vice Chair Brahmhatt mentioned that developers usually sells in the future to which Mr. Torre said that they are asking for the flexibility.

Motion: to accept the report.

Motion/Second: Commissioner Nunez/Commissioner Owens

Motion carried by a vote of: Ayes: 8
Noes: 0
Absent: Holthaus, C. Nguyen, M. Nguyen
Abstain: Brahmbhatt/Peoples

Amended Motion: to accept and recommend the project as proposed.

Motion/Second: Commissioner Nunez/Commissioner Owens

Motion carried by a vote of: Ayes: 8
Noes: 0
Absent: Holthaus, C. Nguyen, M. Nguyen
Abstain: Brahmbhatt/Peoples

Commissioner Nunez left at 5:43 pm.

VIII. Unfinished Business

A. Report on Milpitas Super Community Programs

Economic Development Manager Bitbadal updated the commission with the following information:

- 1) Obtained \$1,000 donation
- 2) There will be a TV commercial showcasing City of Milpitas
- 3) #shopmilpitas campaign far exceeded the expectation
- 4) There will be a City Hall lighting and banner unveiling
- 5) Shopmilptias application is up and running
- 6) The shuttle service program is overwhelming on Sunday, but a little slow on Thursday before the Sunday event

VIII. **Adjourn** – Commissioner Wettenstein motioned, and seconded by Commissioner Peoples to adjourn the meeting at 6:01pm to the regularly-scheduled commission meeting on Monday, March 14, 2016, at 4:00pm. The motion carried unanimously.