

DRAFT MEETING MINUTES CITY OF MILPITAS

Minutes of: Regular Meeting of the Milpitas Redevelopment Agency
(Including Joint Meeting with the City Council)

Date: Tuesday, August 21, 2007

Time: 7:00 PM

Location: Milpitas City Hall Council Chambers, 455 E. Calaveras Blvd.

JOINT REDEVELOPMENT AGENCY AND CITY COUNCIL MEETING

- RA1. CALL TO ORDER** Mayor/Agency Chairman Esteves called to order the regular meeting of the Milpitas Redevelopment Agency, meeting jointly with the City Council, at 9:27 PM.
- RA2. ROLL CALL** **PRESENT:** Mayor/Chair Esteves, Agency/Councilmembers Giordano, Gomez and Polanski
- ABSENT:** Vice Mayor/Vice Chair Livengood
- RA 3. MEETING MINUTES** Motion: approve the Redevelopment Agency minutes of August 7, 2007, including joint meeting with the City Council, as submitted
- Motion/Second: Agency/Councilmember Polanski / Agency/Councilmember Giordano
- Motion carried by a vote of: AYES: 4
NOES: 0
ABSENT: 1 (Livengood)
- RA 4. Approve Agenda and Consent Calendar** Motion: approve the agenda and Agency consent calendar (items with asterisk*)
- Motion/Second: Agency/Councilmember Giordano/ Agency/Councilmember Polanski
- Motion carried by a vote of: AYES: 4
NOES: 0
ABSENT: 1 (Livengood)
- RA 5. Exclusive Negotiation Rights Agreement with Silicon Valley Real Estate Group (Nueterra)** Economic Development Manager Diana Whitecar introduced the development proposal at the site where a former plan for a modern hotel did not come to fruition.
- Silicon Valley Real Estate Group (Nueterra Holdings) met with City staff, and arrived at a proposal for the site in the south part of Milpitas, bordering Tasman Drive and Interstate 880 on property co-owned by the City of Milpitas and the Santa Clara Valley Transportation Authority.
- Ms. Whitecar introduced Mr. Kevin Stuckey, a representative of the company, who told the Agency/Council that it was primarily involved with health care and real estate development around the country based on physician involvement in every health care center or hospital. There were 84 physicians in the group for this project representing 18 specialties. They proposed a 57-bed private hospital including ten intensive care rooms, six operating rooms, including cardiac bypass rooms. Additionally on the site, they will propose a 200-300 room hotel with a conference center in between.
- Councilmember Polanski asked if this business idea would be viable for the area and Mr. Stuckey responded affirmatively. The intent was to create a landmark development, with a nationwide reputation in this area, with physician involvement a key ingredient. Ms.

