



CITY OF MILPITAS  
ECONOMIC DEVELOPMENT SUBCOMMITTEE  
MILPITAS CITY HALL COMMITTEE MEETING ROOM  
APPROVED MINUTES  
August 17, 2009

- I. Call to Order** Mayor Robert Livengood called the meeting to order at 5:30 p.m. Present were Council Member Althea Polanski, Economic Development Manager Diana Barnhart and Recording Secretary Veronica Bejines.
- II. Approval of the Agenda** MOTION to approve the agenda.  
M/S: Polanski/Livengood Ayes: 2 Noes: 0
- III. Approval of Minutes** MOTION to approve the minutes of March 16, 2009 and May 18, 2009.  
M/S: Polanski/Livengood Ayes: 2 Noes: 0
- IV. Public Forum** There were no requests to speak.
- V. Shopping Center Vacancies** Diana Barnhart, Economic Development Manager, said with the exception of McCarthy Ranch, the City is running 5 to 10% vacancies. There is no movement on the Mervyn's site, Whole Foods has slowed down their expansion, and the owner at the old Home Depot site on Landess is experiencing financial difficulty, and she did not get feedback on Hollywood Video.  
Mayor Livengood asked when Marina Foods and I-Hop will open and Ms. Barnhart said Marina Foods is under construction and I-Hop will open in mid-November.
- VI. Conference Center Feasibility Analysis** Ms. Barnhart provided Mayor Livengood and Council Member Polanski a draft copy of the Feasibility Analysis and said the study suggests that the City has the capacity to do a conference center that would attract large meeting rooms and to proceed with only two of the buildings.



Mayor Livengood asked staff to give a copy to the Council first and then to staff and the hoteliers.

Ms. Barnhart added that the consultant compared the 98,000 square feet buildings on Alder Drive off Tasman Drive, to the South San Francisco Conference Center. The actual area to be leased would be about 51% of the total building spaces. Ms. Barnhart reviewed the numbers about potential revenue generation.

Mayor Livengood said one of the purposes of the center would be for large banquet types of events that the City does not have the capacity with today.

Ms. Barnhart introduced George Comitos from Integra Realty Resources.

Mayor Livengood asked how much the facility would cost and Mr. Comitos said he would analyze that in Phase 2 of the study.

Councilmember Polanski pointed out that she had a telepresence demo at Cisco and said it is decreasing the need for corporate travel and Mr. Comitos said that it is very cost effective way for corporations to save money.

Mayor Livengood advised staff that once they receive comments from the City Council and other groups, they should bring it forward to the City Council for approval.

**VII. Retail Recruitment** Ms. Barnhart asked the Subcommittee if she could continue the item to the next meeting agenda and the Subcommittee agreed.

**VIII. Adjournment** Mayor Livengood adjourned the meeting at 6:00 p.m. to the September 21, 2009 meeting.

Respectfully submitted,

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Veronica Bejines, Recording Secretary