



CITY OF MILPITAS
ECONOMIC DEVELOPMENT COMMISSION
MILPITAS CITY HALL COMMITTEE MEETING ROOM
APPROVED MINUTES
September 13, 2010

- I. Flag Salute** Chair Brahmhatt called the meeting to order at 6:01 PM and led the Pledge of Allegiance.
- II. Roll Call and Approval of Alternates** Present: Chair Brahmhatt; Vice Chair Mendizabal; Commissioners Ablaza, McEvoy, Mulder, Peoples, Suri and Yu; City Staff Diana Barnhart, James Lindsay, Greg Armendariz, Kathleen Phalen and Tiffany Sison
- Excused Absence: Commissioners Tsao and Bhambhra
- Absent: Commissioners C. Nguyen, M. Nguyen, Serpa, Mayor Livengood
- III. Announcements:**
- A. Council Liaison Report – Mayor Livengood**
- B. Commissioners**
- C. Staff**
- A. None
- B. Chair Brahmhatt announced that there will be a technical solar presentation at National Semiconductor on Tuesday, September 14th from 11:30 a.m. to 1:00 p.m.
- Commissioner Peoples announced that a new start up company called NuvoSun will be operating in Milpitas in three months.
- C. Ms. Barnhart announced that she will be going to San Francisco to the PG&E building for the German California Solar Day.
- Ms. Barnhart also announced that the City has identified three vendors for the Power Purchase Agreement.
- IV. Public Forum** **Richard Ruth, Milpitas Resident**, said he felt that the City of Milpitas has a shortfall of luxury housing and thinks it is a necessity given all the new companies moving to Milpitas.
- V. Approval of Agenda** Motion: to approve the agenda, as submitted
- Motion/Second: Mendizabal/McEvoy
- Motion carried by a vote of: Ayes: 8
Noes: 0
- VI. Approval of Minutes – August 9, 2010** Motion: to approve the unapproved Minutes, as submitted
- Motion/Second: Mendizabal/McEvoy
- Motion carried by a vote of: Ayes: 7



Noes: 0
Abstain: 1
(Peoples)

VII. Old Business

1. Subcommittee Reports and Recommendations

a. Business Retention and Attraction

A. Venture Capital Seminar: November

b. Employability of Milpitas Residents

B. Cantonese “How to Start a Business” Seminar: Comm. Tsao

1aA. Ms. Barnhart announced that the Venture Capital Seminar has been rescheduled to Monday, November 15th from 9:00 a.m. to 11:30 a.m. in the Committee Conference Room.

1bB. On behalf of Commissioner Tsao, Ms. Barnhart announced that the Cantonese “How to Start a Business” Seminar will be held on Wednesday, October 13th from 9 a.m. to 11 a.m. in the Committee Conference Room.

2. Ms. Barnhart announced that the City Council approved a Development Agreement with Milpitas Auto Properties which will install the City’s first freeway sign on the Piercey Toyota Site. The City will receive 10% of revenue.

2. Freeway Sign Update

VIII. New Business

1. Transit Area Specific Plan Update (James Lindsay)

1. James Lindsay, Planning and Neighborhood Services Director, gave the Commission an update of all the activity going on in the Transit Area Plan development.

2. Water Treatment Plan Land Use Alternatives (Kathleen Phalen)

Vice Chair Mendizabal asked if the Union Pacific Railroad will move their line towards the west and Mr. Lindsay said yes.

3. Small Business Incentives (Commissioner Yu)

Chair Brahmhatt asked if BART will be using new tracks and Mr. Lindsay said yes. BART uses an electronic system and will need new tracks.

Commissioner Mulder asked if the system will be at grade or underground. Mr. Lindsay said it will be either at grade or underground in a trench.

Vice Chair Mendizabal asked if the area at the southeast corner of the McCandless Park is allocated to become open space/park/school use. He said that the school district plans to have that become an elementary school and would become a joint use with the City and School District. He said the multi-use room could become a use as a community center. The entire Midtown and Transit Area plan when built out could have an impact on the School District as a whole. He reiterated that these ideas are in the preliminary stages and nothing has been finalized.

Commissioner Yu asked if high density housing has to meet certain quality standards. Mr. Lindsay said that quality is something that the Planning Commission and staff continually strive to work on with developers. Some homes will be



expensive and others may not be. Mr. Lindsay also said they just reviewed the architecture plans at the staff level for the Milpitas Station project.

Commissioner Suri asked if the Milpitas Station project has been approved. Mr. Lindsay said the project has received a development agreement and a subdivision map. The specific architectural detailing of the project has not been submitted or approved.

Chair Brahmhatt asked about building green for new residential projects. Mr. Lindsay said that the City adopted a green building ordinance that makes a commitment towards new construction being green and held to LEED standards.

- 2. Kathleen Phalen, Principal Civil Engineer, gave the Commission an update on Water Treatment Plan Land Use Alternatives.

Commissioner Yu asked what the cost of the project is. Ms. Phalen said the cost of the technical plant overhaul is \$1.5 billion and does not include the cost of the design.

Commissioner Peoples said something has to be done because of the deterioration of the building and facilities, not to increase capacity.

- 3. Commissioner Yu presented information on small business incentives. One of the incentives proposed are: Waive first initial fee (business tax of \$636.00) to first 1,000 new small businesses (35 employees or less) – renewing lease or new lease. Ms. Barnhart suggested that this be agendaized for a future meeting.

IX. Upcoming Events

A. Future Agenda Items

- 1. **Soladigm Inc. (Oct. 11th)**
- 2. **Milpitas Adult School Presentation (Oct. 11th)**
- 3. **Governor’s Economic Development Director, Joel Ayala (Nov. 8th)**

B. Next Meeting: October 11, 2010

- A. Commissioner Peoples said that he really likes the concept of the new Seasons Market Place at Landess. Commissioner Suri was asked to do a lease there for a Subway and she is not sure yet because there is only one anchor (Seafood City) and the rest are restaurants.

Ms. Barnhart suggested inviting the owner from Seasons to give a presentation to the Commission in the future.

- A1. Ms. Barnhart announced that Soladigm Inc. and the Adult School Director will be giving the Commission a presentation on October 11th.
- A2. Ms. Barnhart announced that the Governor’s Economic Development Director Joel Ayala is tentatively scheduled to speak to the Commission on November 8th.



X. Adjournment

Meeting was adjourned at 7:36 PM to the next meeting on Monday, October 11, 2010 at 6:00 PM.

Respectfully submitted,

Tiffany Sison, Recording Secretary