



# ECONOMIC DEVELOPMENT COMMISSION

## Approved Meeting Minutes

**Date/Time:** Monday, October 10, 2011 at 6:00 p.m.

**Where:** Milpitas City Hall, Committee Conference Room

**Attendants:** Commissioners Ablaza, Bhambhra, McEvoy, Suri, Tsao, and Wettenstein; City Staff Diana Barnhart and Recording Secretary Veronica Bejines

**Excused Absence:** Chair Peoples; Vice Chair Brahmbhatt; Commissioners Mulder, Grilli, M. Nguyen, C. Nguyen, and Yu

### I. Flag Salute

Commissioner Tsao called the meeting to order at 6:10 PM and led the Pledge of Allegiance.

### II. Roll Call and Approval of Alternates

Commissioner Tsao called for Roll and Alternate Commissioner Bhambhra and Suri were seated as part of the voting body.

### III. Announcements.

Mayor Esteves announced that the City Council replaced the DARE Program with Character Counts and were able to keep the Preschool Program. On Friday, October 28<sup>th</sup>, there will be a Halloween Event at the City Hall Civic Center Plaza starting at 6:00 p.m. On Friday, November 11<sup>th</sup>, there will be a Veterans Day ceremony at 9:00 a.m. at the City Hall Veterans Plaza. He also announced that BART received proposals from contractors on September 8<sup>th</sup>, and at the next Council meeting, there will be a budget presentation on the City's street resurfacing projects. There are currently three land development projects. They are: the Centria West project, 366 condominium units on South Abel Street; Fairfield Murphy Ranch apartment units in the industrial area; and Robson Homes on the old Cal Skate property on Los Coches.

At the last City Council meeting, an increase in crime rates in burglaries and robberies was discussed, however, the overall crime rate has gone down. The single-use bag item was not discussed. A cell tower was approved near the new KB Homes development and the residents are not happy. There was also a second reading on pension reform. He also announced the State will be releasing approximately 300 inmates to Elmwood in a one year period and wants staff to create a City Resolution opposing it.

Commissioner McEvoy attended a joint meeting with Santa Clara County, San Mateo County, and Santa Cruz County discussing a report between NOVA and Work2future. The report gave suggestions on how to keep this area attractive for companies in the area. He felt what is needed now is the opposite for what people are suggesting such as cuts in infrastructure and cuts in education, and noted for the first time in California's history, more than 50% of the population was born in California.

Ms. Barnhart announced that there is a lot of housing activity going underway. Also, Zollner Electronics is moving forward and is on schedule. Their President and CEO will be back the week of October 17<sup>th</sup>, and wants to meet with the Mayor. Also, James Lindsay, Planning and Neighborhood Services Director, accepted a position as the Community Development Director at the City of Saratoga, and the City Manager has appointed her as the Acting Planning and Neighborhood Services Director. She will still continue her position as the Economic Development Manager.

Commissioner Wettenstein announced he attended a facilities show in Santa Clara about two weeks ago, and found two green companies located in Milpitas that he did not even know existed. One company is located in the Valley Vista area and produces a stainless steel composter for the environment; and another solar company is moving from Fremont to Milpitas.

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

There were no comments during Public Forum.

**V. Approval of Agenda**

Motion: to approve the agenda.

Motion/Second: Ablaza/Wettenstein

Motion carried by a vote of:

Ayes: 2  
Noes: 0

**VI. Approval of Minutes – September 12, 2011**

Motion: to approve the September 12, 2011 Unapproved Minutes as submitted.

Motion/Second: Ablaza/McEvoy

Motion carried by a vote of:

Ayes: 6  
Noes: 0

**VII. South Main Street Entry Sign Update**

Ms. Barnhart announced that staff prepared a RFP and will send it out for comments to those Commission members who are on the Subcommittee.

**A. Marketing and Business Attraction Subcommittee:**

No update.

**B. Business Retention and Workforce Development.**

Commissioner Ablaza said he would like a report on what other cities are doing for businesses that come to their City. Ms. Barnhart thought the information was compiled on the website and said she would like the Subcommittee to meet to discuss this. She said she would send out a meeting request to the members.

**C. Development Review Assistance.**

Ms. Barnhart said they had a good meeting the other night and went through the mixed-use zone district one-by-one and had a good discussion. She said the group will continue to meet and talk about zoning in the midtown area. She also said Chair Peoples will bring back findings, present them to the Commission, and see what recommendation they want to make to the City Council.

Commissioner McEvoy asked if that is related to finding challenges to permits. Ms. Barnhart said the purpose is to simplify the conditional use permit process.

## **VIII. New Business**

### **A. Abandoned and Vacated Properties.**

Commissioner Ablaza announced that some Commissioners toured the City to discuss blight issues in the City. The three areas of concern that were spotted were the Sinclair area, Read/Write center, and the McCandless area.

Ms. Barnhart said after the last Commission meeting, she sent an e-mail to James Lindsay stating that the Commission is not in favor of the maintenance upkeep at the Serra Center. Mr. Lindsay forwarded the e-mail to the property owner at the Serra Center, and since then, the property owner has taken a lot of steps to maintain that property. The property owner bought the property during the height of the market and they are now leasing the property. They have since repaired the windows, and have indicated to have a letter of intent for a new restaurant. She also said that the area at Read/Write has been cleaned up a little bit and someone is checking on it regularly.

Mayor Esteves asked if the Neighborhood Beautification Ordinance can affect commercial properties and Ms. Barnhart said she would look into it.

Commissioner Ablaza felt that the City of Milpitas commercial buildings cannot compete with other campuses such as Facebook, Google, and SAP because they are not high tech enough.

Commissioner Suri thought that the buildings near McCarthy Ranch are up to date. She felt that if high techs were interested in locating to Milpitas, they have the money to renovate the buildings.

Commissioner Ablaza felt that high tech businesses would not locate to Milpitas but thought that start ups would definitely be interested.

Commissioner Wettenstein said he really liked Fleming Business Park.

Ms. Barnhart said she will continue this item to the next meeting for recommended actions.

### **B. Participation in Small Business Workshop (Mandarin): November 9, 2011.**

Commissioner Tsao announced that there will be a Small Business Workshop on November 9, 2011 in Mandarin. She will e-mail the flyer to the Commissioners for distribution. The charge for the workshop is \$50.00 to cover food and printing.

Motion: to accept participation in the November 9, 2011 Small Business Workshop.

Motion/Second: Wettenstein/Suri

Motion carried by a vote of:

Ayes: 6  
Noes: 0

### **C. Incentives for Business Development.**

Ms. Barnhart presented the California Investment Guide that identifies statewide incentives and passed out the report to the Commission.

**IX. Adjourn-** The Commission adjourned at 8:00 p.m. to the next regular meeting on Monday, November 14, 2011.