



# ECONOMIC DEVELOPMENT COMMISSION Meeting Minutes

**Date/Time:** Monday, March 14, 2016 at 4:01 pm

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

**Attendees:** Vice Mayor Montano (came in at 4:05pm); Chair Ablaza; Commissioners C. Nguyen (came in at 4:07pm), M. Nguyen, Nunez, Owens, Peoples, Strle, Tsao, Wang, Wettenstein; and Alternate Commissioners Reddy and Holthaus; Economic Development Manager Edesa Bitbadal, and Recording Secretary Rachele Currie

**Excused Absence:** Vice Chair Brahmbhatt

**Unexcused Absence:** None

## I. Flag Salute

Chair Ablaza called the meeting to order at 4:01pm and led the Pledge of Allegiance.

## II. Roll Call and Approval of Alternates

Chair Ablaza called for Roll. Vice Chair Brahmbhatt was not present; while Vice Mayor Montano came in at 4:05pm and Commissioner C. Nguyen came in at 4:07 pm after the roll call.

## III. Public Forum (Please *limit comments to 3 minutes*) – Mr. Rob Means informed the commission he will be at the Council meeting tomorrow night and urge Council to look into Community Choice Energy (CCE) program.

## IV. Approval of Agenda

Staff requested to hear New Business items before Announcements. Commissioner Strle motioned and seconded by Commissioner Wettenstein to move New Business Items to discuss first before Announcements. Motion carried unanimously.

Motion: to approve the agenda as amended.

Motion/Second: Commissioner Wettenstein / Commissioner Owens

Motion carried by a vote of:

Ayes: 12  
Noes: 0  
Absent: Brahmbhatt  
Abstain: 0

## V. Approval of Minutes – February 8, 2016 Commission minutes

Motion: to approve the February 8, 2016 Economic Development Commission Minutes as submitted.

Motion/Second: Commissioner Nunez / Commissioner Owens

Motion carried by a vote of:

Ayes: 12  
Noes: 0  
Absent: Brahmbhatt  
Abstain: 0

## VII. New Business

### A. Landmark Development Proposal – BDK Capital Group LLC

Economic Development Manager Edesa Bitbadal introduced representatives from BDK Capital Group LLC. Mr. Robert Ritner, Head of Architecture and Design Services introduced Mr. Matthew McLarand, a Principal from MVE + Partners – the architect for Landmark Tower project. Mr. McLarand showed a PowerPoint presentation to the commission and showcased what this project will have when it's built out. He mentioned that the project is would consist about 80K sq ft of retail comprising of fitness, spa and diner club. It was designed based on future Barber Lane and will have a courtyard which is much more urban. One of the highlights is a pool deck above the 8-story building. Name & signage will read Landmark Milpitas. Questions and answers followed between the commissioners and project developers.

Commissioner Strle asked about restaurant orientation which Mr. McLarand answered it will be situated on the Barber Lane side. Commissioner Wettenstein asked if he saw helipads on the PowerPoint slides; Mr. McLarand confirmed they are but are not for public use he added that it's in CA code to have helipads for buildings over 55 feet above the lowest level of fire department vehicle access.

Commissioner Tsao asked about parking and Mr. McLarand answered it is subterranean parking, Chair Ablaza asked about how many feet below answer is 20 feet below street level. Commissioner Wang inquired if there will be retails on the short building; the answer was no. Commissioner Reddy asked how many units would there be; answer is 450 units for sale. The question was followed up with how many square footage is for retail and office; there will be 80K sq ft of retail compared to 70K sq ft of office spaces. Commissioner Holthaus inquired if there will be office/retail for sale and Mr McLarand said no, the only units for sale will be residential. Commissioner Strle mentioned about not having enough bar/dinner club establishments in the City, he asked how many square footage concentrated on bar/dinner club category. Mr. McLarand said 50,000 sq ft with bar/dinner clubs. Mr. Ritner added that the commercial part of the project includes retail and commercial spaces on Barber Lane side. Commissioner M. Nguyen asked if they have figured out how much a unit would cost; Mr. Ritner replied that they have not come up with the final price structure yet.

Commissioner Reddy asked about ratio of parking spaces; Mr. McLarand replied there will be 1,300 parking spaces which is above the code standards. Commissioner Wettenstein asked if the amenities are Class A to which Mr. McLarand replied yes, the project is aimed towards high-end categories. Commissioner Holthaus asked if there will be enough parking for the property owners; yes there will be a 2-story parking garage in addition to the subterranean parking. Commissioner Strle asked about a VTA link; Mr. McLarand said that there are discussions about shuttle. Mr. Ritner added that at the Planning Commission hearing, there was a discussion whether to have the shuttle service be part of the HOA to provide. Commissioner Wang asked for the total square footage of the lot; Mr. McLarand replied that the project is about 3 acres in size. At this point, Ms. Bitbadal reminded the commissioner that the developers are here to hear suggestions/feedback from them.

Chair Ablaza asked if there will a child care facility on site where children can be taught to raise API. Mr. Ritner responded that they are looking at a child-care type as an amenity. Commissioner Nunez informed the commission that the future tenants of this project will be served by Spangler Elementary School. Commissioner Peoples asked the developers if they are expecting children. Mr. Ritner said that it's a tough question to answer as he is predicting the buyers would be young professionals but they may have some who have children. Commissioner Peoples inquired about public transportation; Mr. Ritner said that it was removed from the area but there are some talked to bring it back.

Commissioner C. Nguyen suggested to add a couple more thousand to add a banquet hall which is lacking in City of Milpitas as Commissioner Holthaus added the City does not have a convention center. Commissioner Strle commented that if he is buying a unit in this project, he wouldn't want a convention with 400 attendees. Commissioner Wang asked how many major access within the project (entrances, exits); Mr. McLarand replied that Barber Lane is the only access road however there will be access point in the center courtyard and garage as well as each 2 units will have its own elevator. Commissioner Strle asked the total project cost; Mr. Ritner answered it's around \$250 million construction and will take at least 2 years of construction. Commissioner Peoples asked about BRB or VRBO regulation; Mr. Ritner said it does not comply with the code however corporate-owning is okay. That concluded the questions and answers portion.

Motion: to accept the report and recommend to City Council.

Motion/Second: Commissioner Nunez / Commissioner Holthaus

Motion carried by a vote of:

Ayes: 10  
Noes: 0  
Absent: Brahmhatt  
Abstain: Wang/Peoples

## **B. Transportation Presentation – Rob Means**

Ms. Bitbadal introduced Mr. Rob Means who will be presenting PRT transportation to the commission. Mr. Rob Means thanked Ms. Bitbadal and showed a PowerPoint presentation pertaining to PRT system stating that this is a unique and easy-to-use transportation solution to traffic within the City. He was asked about the built of the system, its capacity mode, how fast/slow it is, and how much it costs. He showed a map suggesting routes where it could be placed and enumerated advantages of having

this system in the City. He concluded his presentation with two requests for the commission, they are: a) for the commission, as a body, to encourage the City Council to place this project in the Capital Improvement Program; and b) answer a survey individually.

Motion: to receive the presentation and for staff to provide additional information on CIP process at the next meeting.

Motion/Second: Commissioner Nunez / Commissioner Strle. Motion passed unanimously.

## **VI. Announcements**

Vice Mayor Montano informed the commission that the City of Milpitas is suing the City of San Jose pertaining to infrastructure issues. Milpitas Council feels that they are charging us too much and we want to know how the dollars are being spent. Commissioner Strle asked if it's a Class Action lawsuit; Vice Mayor responded yes.

Commissioner Wettenstein mentioned Chamber of commerce's events: a) Crab Feed a week and a half ago raised \$11,000 in profit; b) donated \$1200 to Spring Valley Volunteer Firefighters during its Pancake Breakfast on March 13, 2016; and c) upcoming International BBQ Festival in May. Commissioner Strle informed the commission that on the first week of April, Great Mall is submitting permit application for the interior renovation in conjunction with the external renovation. Lastly, Commissioner C. Nguyen announced that he and his wife had a newborn baby.

Economic Development Manager Bitbadal informed the commission that it has been a busy month. She updated the commission about the Oversight Board panel receiving 4 bids and awarding the bid on Alder Drive parcel RFP to Lodging Dynamics. The City has been wanting to see a hotel on that sit. The winning bid will maximize the number of hotel rooms to get larger TOT tax. She informed the commission about the ICSC Monterey conference she attended and met with brokers.

## **VIII. Adjourn –** Commissioner Nunez motioned, and seconded by Commissioner Strle to adjourn the meeting at 5:52pm to the regularly-scheduled commission meeting on Monday, April 11, 2016, at 4:00pm. The motion carried unanimously.