

CITY OF EAST PALO ALTO

REDEVELOPMENT AGENCY BOARD  
SPECIAL MEETING WEDNESDAY, JULY 11, 1990

ACTION MINUTES

1. CALL TO ORDER AND ROLL CALL

Meeting opened at 6:45 p.m.  
Present: Mouton, Vines, Bostic - Coats arrived at 7:30 p.m.,  
Johnson arrived at 8:00 p.m.

2. APPROVAL OF AGENDA

Vines moved, Mouton seconded. Agenda approved.

3. WARRANT LISTING

Mouton moved, Vines seconded. Listing approved in the amount  
of \$179,234.79.

4. WORK SESSION

Mr. Bostic briefed the citizens on those documents which had  
recently been approved for the University Circle Project. He,  
then, explained the process involved in consideration of the  
Disposition and Development Agreement.

Explanation of the difference between the DDA and the SDA was  
provided by the Redevelopment Agency Legal Counsel, Doug  
Aikins.

Mr. Vines expressed concern regarding the DDA. He stated that  
he felt the document should be presented to reflect the  
Agency's goals and objectives and not be reflected as the  
developer's document.

Ms. Mouton concurred with Mr. Vines' comments.

Mr. Bostic provided an explanation of why the document was  
presented as it originally was.

1. Sharifa Wilson: Representative from Economic Development  
Committee

Stated that she is not opposed to redevelopment, DeMonet, or  
University Circle. She is concerned about the citizen input  
being allowed to the process.

2. Bob Hoover

Raised questions regarding the economic feasibility of the hotel.

He questioned the economic benefits of the hotel? If it is not built, what is the liability to the City?

- Mr. Miller explained the KMA report in regards to the hotel and addressed Mr. Hoover's concern.

Ms. Mouton stated that she supports the development of the hotel. She stated she would not support the project if there is no hotel.

Agencymember Coats arrived at 7:30 p.m.

- A question was raised about the Bill Euphart letter.

3. Diane Ladine

Inquired about the community benefits and priorities. She expressed her concern regarding child care services being available to only tenants of the complex and the open space would only be available to only tenants of the complex.

She questioned if the services that have received funds thus far and will these be subtracted from the community benefits.

4. Sharon Williams

Made comments regarding the First Source Hiring Agreement and Equal Opportunity.

- Ms Johnson arrived at 8:00 p.m. All Agencymembers are currently present.

Questions were raised regarding how the developer will be binded to the City's First Source hiring Policy.

Ms. Johnson stated that there is a 'sure' base for implementation of hiring women and minority. She feels that Bayshore Employment could be utilized in that area.

5. Bomonie Sawati

Voiced concern about the hotel and the feasibility of it.

6. Ben Amad

Stated that there has been no information provided to PAC regarding the DDA. There are some questions that have been raised regarding the role of PAC.

7. Allen Wong

Addressed the Agency as a property owner. He was concern that the community does not have any direct input into the DDA.

He questioned his alternatives to selling. He requested the Agency to slow down the redevelopment process of University Circle. He stated that the Agency should pick another, smaller, less complex location before addressing University Circle as the first choice.

8. Gus Little

Referred to Section 100 of the Redevelopment Plan. He made comments regarding the purpose of redevelopment such as promoting the businesses and re-circulating the dollars.

- Mayor Vines stated that he'd like to make the 35,000 sq. ft. of retail available to the businesses or make something available.

- Coats stated that it is the goal to retain the existing businesses in the area and also, provide opportunity to new businesses to move into the area.

- Bostic referred to providing general services for the community. Bostic feels that the displaced businesses and tenants should be made whole by the redevelopment project.

- Johnson questioned if any consumer survey had been done in the City of East Palo Alto.

- Bostic has requested that staff make themselves available to the business owners to help them in their relocation. He requested that staff provide feedback to the property owners and Agency prior to consideration and approval of DDA.

9. Ascanio Pionelli

Inquiry as to whether or not the Tradewinds Apartments will be affected by the Redevelopment Project. He raised a question about tax increment \$.

He requested to be provided with a copy of the Knight Group Report to Economic Development Task Force.

10. William Webster

Voiced concern regarding the financial feasibility of the project. He made comment regarding the participation of PAC.

He requested that the Agency provide PAC more detail information regarding their role.

- Ms. Johnson requested Mr. Webster to provide a copy of Mr. Ross's spread sheet which he had reference to.

11. Mr. Reyes

He requested that the Agency look at putting \$8-9 million on the table for the community.

CLOSING OF SESSION

- Mouton desires to get correct information.

- Johnson stated that community needs to decide if they want really the project or not.

- Vines stated that this comfort level centers around what the City will gain or lose.

- Bostic stated the DDA needs to be work on as a business transaction. wants to concentrate on Tax Increment dollars going towards housing and the displaced businesses.

DATE APPROVED \_\_\_\_\_

ATTEST \_\_\_\_\_