

**MINUTES  
CITY OF UNION CITY  
CITY COUNCIL/REDEVELOPMENT AGENCY  
SPECIAL MEETING  
May 30, 2006**

- I. CALL TO ORDER:** Mayor Green called the meeting to order at 7:05 p.m., and led the Pledge of Allegiance.

Roll Call: Present: Councilmembers Fernandez, Navarro, Valle Mayor Green  
Absent: Councilmember Dutra-Vernaci

Mayor Green advised that this past weekend he received a correspondence concerning the expiration of the ground lease with Child, Family and Community Services, Inc. for property at E Street, Decoto Plaza Park. He requested that this urgency item be placed on the agenda for action.

Motion: It was m/s by Green/Navarro to add the item to the agenda on the basis it came to staff's attention after the agenda was posted. Motion carried unanimously.

Mayor Green asked that Council authorized the City Manager to negotiate an extension of the lease and to secure an updated insurance certificate.

Motion: It was m/s by Green/Fernandez to authorize the City Manager to negotiate a lease extension and secure an updated insurance certificate though the end of the fiscal year. Motion carried unanimously.

**II. ORAL COMMUNICATIONS**

Barry Ferrier asked if the Council would be providing an action plan to address 4<sup>th</sup> of July activities.

City Manager Cheeves advised that staff will bring an item to the Council at an upcoming meeting.

**III. REDEVELOPMENT AGENCY**

- 3.a Review and discuss Transit Oriented Development Investment Opportunity Bid Package and update DIPSA Fee for the areas located west of Mission, south of Decoto Rd., east of Alvarado Niles, and north of the Union City/Fremont city limits

RDA Manager Evanoff introduced the staff. He described the blocks for sale and outlined the developer and solicitation requirements, the selection process, the project calendar, lease options and parking alternatives. Concerning the fiscal impact, he stated that the Agency has already appropriated funds to print and distribute the Intermodal Station Proposal Package. Generating a maximum land sales price on Blocks 2, 3, and 4 and potential adjustment of the park-in-lieu fee may be needed to fund the construction of the Arts Pavilion. He asked that the Agency Board provide feedback to staff on the content to the proposal packages which will be incorporated into the final Intermodal Station Proposal Package that will be presented to the Agency Board on June 13 for authorization to release.

Boris Dramov, ROMA Design Group, described the land use plan and development parameters and presented the program summary which included Block 1 - Office and/or Retail: Anticipated Density of 2.2 FAR or 221,800 square feet; Blocks 2, 3 & 4 - Mixed Use Residential: Minimum Density of 60 du/ac or 535 dwelling units of for-sale and rental housing. Ground level commercial along 11th Street and Paseo - 45,000 square feet; Block 5 - Transit-Oriented Public Parking: Liner Uses Along 11th Street and Plaza; and Block 6 - Mixed Use Office: Anticipated Density of 2.5 FAR or 250,000 s.f. can be developed in two phases. Parcel 6A: 45,000 square feet. Parcel 6: 205,000 square feet. In addition, he presented renderings of the fine arts pavilion and plaza; the master plan mixed-use residential phase one ground level; and master plan build-out ground level plan.

Barry Luboviski, representing the building trades, expressed concerned about breaking up the bid package and prevailing wages.

Councilmember provided staff with their feedback and comments.

Motion: It was m/s by Fernandez/Valle to direct staff to finalize the Proposal Package for Council consideration at the June 13 meeting. Motion carried unanimously.

RDA Manager Evanoff outlined the proposed new fees, the existing fees and presented the consultants New DIPSA Fee Report. He noted the types of park fees, which included the bedroom tax for apartments, proposed park facilities fee for apartments, and park in-lieu fee for subdivided property and condominiums.

Mayor Green stressed the importance of a parking structure.

Councilmember Valle suggested a public bond as a financing method.

Hugh McNamara agreed that a parking garage should be planned for the project.

Ken Ryan asked that the Council consider creating a Parking Management District.

Motion: It was m/s by Greene/Valle to direct staff to use \$4,263 per residential unit as the updated DIPSA fee for use in the Proposal Package and to prepare the formal process for the Council to update the DIPSA fee. Motion carried unanimously.

The meeting adjourned to closed session at 8:29 p.m.

#### **IV. CLOSED SESSION**

##### **CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION**

Pursuant to Government Code §54956.9(a)

One potential case

##### **CONFERENCE WITH REAL PROPERTY NEGOTIATORS**

Pursuant to Government Code §54956.8

4600 Horner Street, negotiating parties, Eugene and Helen Davidson  
4700 Horner Street, negotiating parties, Veasy & Horner Development, LLC  
4862 Horner Street, negotiating parties, Veasy & Horner, LLC  
4890 Horner Street, negotiating parties, Frank G. & Mary Perez  
482-0027-013 adj. to 4700, negotiating parties, Veasy & Horner LLC  
31216 Veasy Street, negotiating parties, Linden Avenue Properties, LLC  
482-0027-007-19, Benson Road, negotiating parties, Antonio & Alice Goncalves  
4995 Horner Street, negotiating parties, Fay Louie as Trustee of the Fay Louie 2001 Living Trust  
4813 Horner Street, negotiating parties, Miroslav & Martha Koliass Trustees  
4837 Horner Street, negotiating parties, Roland Marcelo  
4849 Horner Street, negotiating parties Patrick Barrera  
482-0020-007, Horner Street, negotiating party Allen R. Williams  
4915 Horner Street, negotiating parties, Ronald L. & Barbara Kirby  
31251 Veasy Street, negotiating parties, Bertelson Pre Cast Steps, Inc.  
Agency negotiators: Mark Leonard and Mark Evanoff  
Under negotiation: Price and Terms

Councilmember Valle left the meeting at 9:10 p.m.

Closed session adjourned at 9:20 p.m. and Council reconvened in open session with no action to report.

- V. **ADJOURNMENT:** There being no further business, Mayor Green adjourned the meeting at 9:22 p.m.

Respectfully submitted,

Karen Diaz, MMC  
City Clerk