

**Minutes
CITY OF UNION CITY
REDEVELOPMENT AGENCY WORK SESSION
October 18, 2005**

Chair Green called the Redevelopment Agency Work Session to order at 7:11 p.m.

I. PLEDGE OF ALLEGIANCE: Chair Green led the flag salute

II. ROLL CALL: Present: Members Dutra-Vernaci, Fernandez, Navarro, Chair Green
Absent: Member Valle

III. WORK SESSION

A. Report and discussion on TMG Partners proposed land use plan for the Intermodal Station

Chair Green stated that Member Valle was absent from the work session due to illness, but will be watching the broadcast from home and should be able to get any written comments into the packet for next Tuesday's meeting.

Redevelopment Manager, Mark Evanoff provided a report for discussion and said staff is seeking direction from the Board on the proposed land use plan which has been scheduled for approval at next week's Agency meeting.

Mr. Evanoff briefly summarized the land use plan that was submitted at the October 11th meeting along with any comments made. He introduced Boris Dramov with ROMA Design Group who has been working on the public component and how it interfaces with TMG plans. He will also summarize all work being done and the timing of completion on the Intermodal Station.

Boris Dramov briefed the Board on public improvements and ways to create a level of activities to bring both the public and private sides together.

The Board engaged in a question and answer period pertaining to residential housing, retail, parking, pedestrian walkways, market conditions, trends, flexibility and the desire to have more than just a transit development.

The Board recessed to a break at 8:40 pm. The work session reconvened at 9:00 pm with Member Valle absent.

Chair Green entertained public comment.

Barry Ferrier spoke of need to create more residential units. Concerning the Shelton property on the industrial side, he suggested moving to the opposite side of the railroad track going up to Zwissig and 7th Street.

John Haley suggested looking at what aspects have been successful in the past and what would be the right mix when comparing this project with projects in similar cities.

Margaret Edgelow thanked Council for honoring the memory of Norma Hastings last weekend. On this matter, she envisioned retail on both sides of 11th Street and spoke of housing development.

Cathy Sweeney agreed that the plan should be looking at the larger community. She expressed concern with the proposed BART connection since infrastructure is lacking. She spoke of pedestrian walkways.

Kenneth Ryan suggested looking at Park Street in Alameda as a good model. He agreed that the loop road would be an obstacle. He suggested that the Board look at parking requirements.

There being no further public comment, the Board continued their question and answer period discussing transit noise, retail locations, residential units, industrial development, parking issues, and flexible zoning.

Chair Green noted that action on this item would be considered at the October 25th meeting.

IV. ADJOURNMENT: Chair Green adjourned the work session at 10:12 p.m.

Respectfully submitted,

Cassie Castain
Administrative Assistant