

# ***INTER-REGIONAL PARTNERSHIP***

Livermore Council Chambers  
3575 Pacific Avenue  
Livermore, CA

Wednesday, January 16, 2002  
12:30 p.m.

## **MEETING SUMMARY**

### **I. WELCOME, INTRODUCTIONS**

Co-chair, Supervisor Mark DeSaulnier, of Contra Costa County called the meeting to order at 12:40 p.m. Mr. DeSaulnier welcomed everyone to Livermore and asked the members to introduce themselves. In attendance were:

#### **Inter-Regional Partnership Members**

Mayor Dan Bilbrey, City of Tracy  
Supervisor Mark DeSaulnier, Contra Costa County  
Vice Mayor Lorraine Dietrich, City of Livermore  
Mayor Richard Dodds, City of Patterson  
Council Member Millie Greenberg, Town of Danville  
Council Member Linda LeZotte, City of San Jose  
Mayor Mike McPoland, City of Brentwood  
Supervisor Jack Sieglock, San Joaquin County  
Council Member Mike Serpa, City of Modesto  
Council Member Bob Wasserman, City of Fremont  
Supervisor Scott Haggerty, Alameda County

#### **Staff to the Inter-Regional Partnership**

Julia E. Greene, Executive Director, San Joaquin Council of Governments  
Alex Amoroso, Principal Planner, Association of Bay Area Governments  
Gary Dickson, Executive Director, Stanislaus Council of Governments  
Gerald Raycraft, Planning Director, ABAG  
Christy Riviere, Regional Planner, ABAG  
Michael Smith, Regional Planner, ABAG  
Stephen VanDenburgh, Senior Regional Planner, SJCOG  
Rosa Trujillo, Regional Planner, San Joaquin Council of Governments  
Betty Garcia, Office Assistant, San Joaquin Council of Governments

### **II. APPROVAL OF MEETING MINUTES**

It was moved/seconded (Greenberg/Dietrich) to approve the minutes of October 17, 2001. Motion passed by voice vote.

### **III. IRP STATUS REPORT/PROGRAM REVIEW**

Mr. Alex Amoroso briefed the members on the IRP originating goals and legal context by which the Jobs/Housing Opportunity Zone selections should be made. The IRP goals adopted in Government Code Section 65891 mandates that the Pilot Project Zones encourage economic investment, including job creation near available housing; housing to be located near major employment centers; development along corridors served by transit and near transit stations; and more sustainable and effective transportation between jobs and housing centers. He also reviewed the IRP Pilot Project Timeline, or Calendar, for September 2001 – September 2002.

As this was an information item only, no action was taken.

*Council member Mike Serpa asked if we could postpone discussion of item #IV until Supervisor Haggerty arrived.*

### **V. JOBS/HOUSING OPPORTUNITY ZONE DESIGNATION**

Mr. Amoroso discussed the Jobs/Housing Opportunity Zone proposals that were received and indicated that they had been reviewed and ranked. He stated that there was a request from SJCOG to receive additional Opportunity Zones for San Joaquin County. He also called attention to letters that were addressed to the IRP and written by Eric Parfrey representing the Sierra Club.

Mayor Bilbrey discussed the proposals that had been received and reviewed by the Evaluation Committee. He asked the members to refer to Attachment A which listed each project that was received and indicated their rankings. Mayor Bilbrey praised the Evaluation Committee on a job well done.

The San Joaquin Council of Governments made a written request of the IRP to designate four opportunity zones in San Joaquin County. IRP members discussed the option of designating four opportunity zones in San Joaquin County.

A public hearing was opened for anyone wishing to comment on the Jobs/Housing Opportunity Zone designation.

- Councilwoman Evelyn Tolbert spoke in support of the Tracy Gateway Business Park. Ms. Tolbert informed the IRP that when the City of Tracy wants to do any type of long term planning, they invite the entire city to participate in all of the meetings that are held. She reminded the Partnership that when the IRP started, one of its goals was to do something about the traffic going back and forth over the Altamont. She stated that the Tracy Gateway Business Park stands true to the goals of the IRP.
- Ms. Maureen Thompson, planner with Contra Costa County, spoke in support of the City of Pittsburg proposal. She stated that the proposal builds on the redevelopment planning process associated with the Pittsburg-Bay Point BART

station. She indicated that their proposal was based on the policies and principles of smart growth which include transit oriented development of an existing transit line. Ms. Thompson asked the IRP to reconsider the rankings of this proposal because the GIS score was higher than any other proposal from Contra Costa County.

- Mr. Terrence Grindall, City of Manteca, spoke in support of the Tara Business Park proposal. He stated that the Tara Business Park was a great project located where the jobs are most needed in San Joaquin County. Mr. Grindall indicated to the IRP that this project was ranked fourth overall as scored by the Evaluation Committee. Mr. Grindall asked the IRP to reconsider the rankings and designate the Tara Business Park as a Jobs/Housing Opportunity Zone. Mr. Richard Dodds pointed out that the Evaluation Committee had been instructed to rank the proposals county by county against each other. Mr. Dodds wanted the Partnership to understand that the ranking was based on evaluating each proposal against the competition in the immediate county.
- Mr. Don Maynard, with the Contra Costa County Partnership gave a suggestion on the proposal ranking. He reminded the IRP that this was a pilot project and that they may not do everything correct the first time out. He stated that perhaps this might be a two-phase process. Now that the IRP has clearly identified at least seven of the Opportunity Zones, the IRP still has three Opportunity Zones to designate. He suggested those zones could be designated to proposals that had already been submitted, or that the IRP could open up the proposals again to Santa Clara and Alameda counties.
- Mr. Patrick Nevis, City of Stockton, spoke in support to the Port of Stockton, Rough & Ready Island Proposal. He stated that the primary goal of this project was manufacturing and warehouse distribution. Mr. Nevis asked that the IRP reconsider the rankings and designate an Opportunity Zone to the Port of Stockton.

Several IRP members expressed concerns regarding the letter written by Sierra Club member Eric Parfrey (Executive Board member of Mother Lode Chapter). In his letter, Mr. Parfrey stated that the Sierra Club did not support the Tracy Gateway Business Park project. He urged the IRP to delete the Gateway project from the Jobs/Housing Opportunity Zone list or to rank it at the bottom. There were no representatives from the Sierra Club in attendance.

***Supervisor Haggerty arrived during the discussion of item #V and asked if the IRP would merge discussion of items #IV and #V. The Partnership agreed.***

#### **IV. CONSIDERATION OF JOBS/HOUSING OPPORTUNITY ZONES IN ALAMEDA COUNTY**

Supervisor Haggerty asked the IRP to consider a request to allow additional time for Alameda County to bring forward an IRP Jobs/Housing Opportunity Zone proposal. Ms. Greenberg suggested, in the interest of furthering the goals of the IRP, that the Jobs/Housing Opportunity Zone proposal be sent out again and that both Alameda County and Santa Clara County be given an opportunity to submit projects. Mr. Bob Wasserman agreed. Councilwoman Gloryanna Rhodes stated that the impact on the roads in San Joaquin County are great and because of that she supports the San Joaquin Council of Government's request to be reconsidered for an additional Jobs/Housing Opportunity Zone. Supervisor Sieglock stated that he had no problem with Supervisor Haggerty's proposal to allow additional time for Alameda County. However, he stated that if the proposals do not come forward, he would like to see the proposals that have already been submitted re-evaluated.

Co-Chairman DeSaulnier summarized a potential motion as:

- 1) Accept the rankings of seven zones and move forward
- 2) Allow 45 days for Santa Clara County and Alameda County to submit projects
- 3) If zones are not allocated, the remaining zones be re-distributed amongst existing proposals
- 4) Direct a letter to the Sierra Club regarding the Tracy Gateway project

Mr. Bob Wasserman was in agreement with the proposed motions with the exception of #4, the letter to the Sierra Club.

A motion was made/seconded (Haggerty/Dodds) to accept the first three proposed items. Motion passed.

The IRP did agree to send a letter to the Sierra Club in response to the letter received concerning the Tracy Gateway project. It was suggested that the letter be sent directly to the Sierra Club Chapter office and to send copies to everyone that was copied on the original letter.

#### **VI. INCENTIVES REPORT**

Ms. Julia Greene informed the Partnership that there was an article regarding the IRP in Comstock magazine. Ms. Greene identified economic development and housing related incentives that could be applied to the Jobs/Housing Opportunity Zones. She indicated that SJCOG had met with their legislative advocates at Smith, Kempton & Watts and reviewed the incentives to determine which should be pursued as a priority by the IRP.

The following incentive categories considered top priorities to be pursued in 2002 are:

- Economic Development
- Cash Grants
- Housing

- Infrastructure Financing
- Miscellaneous Incentives such as Air Quality and Childcare Subsidies

A motion was made/seconded (Wasserman/Greenberg) to approve the list of incentives to be pursued in 2002 for the Jobs/Housing Opportunity Zones and to authorize staff to begin working with legislators and state agencies to implement the incentives. Motion passed.

## **VII. PUBLIC COMMENT**

None

## **VIII. ADJOURNMENT**

There being no further business to discuss, the meeting was adjourned at 2:30 p.m. until April 2002.