



# commercial development task force

city of dublin 

## Task Force Meeting #5

Wednesday, July 16, 2014 - 6:00 pm – 8:00 pm  
Dublin City Hall – Regional Meeting Room

---

# NOTES

---

### IN ATTENDANCE:

#### Commercial Development Task Force:

Sulayman Bimar  
Steve Lockhart  
Todd Padnos  
Jim LeQuin  
Janine Thalblum

Melissa Sladden  
Renata Flecchia Tyler  
Bill Schaub  
Kerrie Chabot  
Bob Costa

#### Public:

David Clock  
Marshall Torre  
Wendi Baker

#### City Staff and Consultants:

Chris Foss (City Manager)  
Linda Smith (Assistant City Manager)  
Luke Sims (Community Development Director)  
Lori Taylor (Economic Development Director)  
Jeff Baker (Assistant Community Development Director)  
Hazel Wetherford, Senior Administrative Analyst  
Lou Hexter (MIG)  
Jeff Liljegren (MIG)

### ABSENT:

#### Commercial Development Task Force:

Prashant Ravani  
Stephen Wright

The following is a summary of the fifth meeting of the City of Dublin's Commercial Development Task Force (CDTF). Those in attendance (shown above) included appointed members of the CDTF, representatives from City staff, MIG, Inc. (consultant team) and members of the public. The meeting was facilitated by Lou Hexter of MIG and a packet of supportive information relating to this meeting was distributed to each member. The packet included an agenda, notes and a photo reduction of the graphic recording from the previous meeting. All materials

provided and presented for Task Force meetings are available on the City's website at <http://www.dublin.ca.gov/CDtaskforce>. The following provides the key points addressed during each portion of the meeting:

### **I. Welcome/Introduction**

The facilitator for the Task Force process, **Lou Hexter** of MIG, opened the meeting with a description of the purpose and agenda for the evening, followed by a recap of highlights from the fourth meeting on June 25th.

### **II. Review and Discussion of Draft Recommendations**

The Summary and Key Recommendations Report will be the final deliverable for this planning process, listing the key recommendations associated with the three charges established for the CDTF. These charges include the assessment of site desirability of five identified commercial sites within the city; the clarification of preferred design principles to be incorporated with the design of future commercial development; and the identification of additional economic development incentives to be considered for future commercial development that may occur in Dublin.

A draft of the Report was distributed to Task Force members in advance of the meeting to allow them a chance to review the recommendations and prepare feedback for discussion. Members of the Task Force were asked to provide comments for those draft recommendations with which they did not agree. Task Force member Stephen Wright was unable to attend this meeting but submitted his comments for consideration by the Task Force.

**Lou Hexter** as facilitator and **Jeff Liljegen** as graphic recorder guided the Task Force through a facilitated discussion of the draft Report providing individual members the opportunity to ask questions or offer amendments for consideration by the group. The Task Force then made a decision on each point as a group.

### **III. Open Discussion**

Time was provided at this meeting to allow an open discussion of topics of interest to the Task Force members. The time allowed for this portion of the agenda was folded into Part II.

### **V. Community Audience Feedback**

The CDTF meetings are open to the public. Mr. Hexter, as facilitator, took time towards the end of the meeting to address the community members present and to offer them the opportunity to provide feedback. **Wendi Baker** of SummerHill Homes, updated the Task Force on the status of their development proposal for the Dublin Land Company (DLC) property and provided feedback as a participating developer in the community. Ms. Baker informed the Task Force that SummerHill Homes is no longer in contract on the DLC property and is not going to pursue development of the site as this time.

### **VII. Summary and Next Steps**

Mr. Hexter thanked the group for their time. He indicated that the next step would be to revise the Summary and Key Recommendations Report to reflect the agreed upon changes provided

by the Task Force tonight. The Final Summary and Key Recommendations Report will be presented to City Council on September 16.

Upcoming Meeting:

- September 16 – City Council Meeting, Dublin City Hall, 7:00 pm