

**CITY OF ANTIOCH
ECONOMIC DEVELOPMENT COMMISSION
REGULAR MEETING**

**Regular Meeting
6:30 p.m.**

**June 7, 2004
Third Floor Conference Room**

Vice Chairman Arndt called the meeting to order at 6:45 p.m. on Monday, June 7, 2004 in the Third Floor Conference Room.

ROLL CALL

Present: Commissioners Lanphere, Agopian, Calderwood, Kalafate, and Vice Chairman Arndt
Absent: Chairman Holman and Commissioner Pfeiffer
Staff: Economic Development Director Uriyu
Minutes Clerk Debra Lawson

PLEDGE OF ALLEGIANCE

Vice Chairman Arndt stated that Item No. 7 would be heard immediately after Item No. 1.

1. APPROVAL OF MINUTES: May 17, 2004

The Minutes were held over to the next meeting of June 21, 2004 for approval, due to the lack of a quorum.

7. UPDATE RESTAURANT INCENTIVE PROGRAM

- **Verbal Report**

Economic Development Director Uriyu provided a brief introduction, per the Staff Report. She then introduced Mr. Terry Karp representing Gateway Grill (California Cuisine) to be located at the corner of 4th & G Streets.

Terry Karp, representing Gateway Grill (California Cuisine) distributed an information package that included the description of the project, principals of the project, Proposal of Grant from the City of Antioch, sample menu, total cost projections, and the project team. Mr. Karp further elaborated on his proposal and noted that the drawings would be completed in the near future for the Commission's review.

Regarding the Gateway Grill restaurant, discussions ensued amongst the Commission and applicant regarding parking, bar and liquor issues, outside seating, and restaurant design aspects.

Susan Pedersen, representing Brand 'N Iron, expressed concerned regarding her proposed project, in that, she felt it was not moving fast enough. She felt the City had not fully committed to her project, but noted that her next step would be a survey and architectural design to provide to the Commission. She then displayed photographs to the Commission of similar architectural designs that she would be using for the outside architectural theme of her building. Ms. Pederson spoke to funding issues and requested reassurance from the Commission that her project would be funded and that it could then move forward.

Regarding the Brand 'N Iron restaurant, discussions ensued regarding seating capacity, architectural design, parking, operating hours, funding issues and projected project plans.

Economic Development Director Uriyu noted that Consultant Joe Netter would be bringing the Restaurant Incentive Program before the Council on June 29, due to the program expiring on June 30. He would then request an extension in order for Gateway Grill and Brand 'N Iron to receive the necessary funding.

Commissioner Lanphere left at 7:25 p.m.

2. CIP REPORT

- **Capital Improvements Director Steve Scudero**

Capital Improvements Director Scudero provided an overview of the "Five-Year Capital Improvement Program", per the distributed handout. Additionally, Mr. Scudero and the Commission further elaborated on the following projected projects:

- **Parks & Trails Projects**
- **Roadway Improvement Projects**
- **Traffic Signal Projects**
- **Community Facilities Projects**

In commenting on the trails, Commissioner Kalafate asked if the Bluerock Business Park could have a trail area located near their project. Mr. Scudero responded that this issue would have to be requested by the applicant to the Planning Commission.

Commissioner Agopian questioned if another access point would be constructed to connect 18th Street to the Kerly property, and further asked if this was being considered within the evaluation of the Kerly property. Mr. Scudero responded that the City Council recently approved a contract with a contractor to conduct a study for the Kerly property and that the City would be meeting with the contractor in the near future. He further noted that the goal of the study would be to identify access options and cost issues, wherein the City Council would then decide the next steps. This would be a six to eight month process. Commissioner Agopian stressed the fact that the Kerly property was a prime frontage for development and that the creation of better access was essential for the betterment of the City. Further that 18th Street and the Kerly property were two distinct areas that should be tied together and that some type of plan should be devised for accessibility for future development.

Vice Chairman Arndt felt that traffic signal coordination was vital to the City, due to the growth that was occurring.

Commissioner Agopian stressed the fact that it was very important to have the Lone Tree Exit beautified, because it was an entry way into the community.

Commissioner Calderwood wanted to ensure that the five-year projected Information System Strategic Plan would be based on logistics and that it would also be maintained as a well functioning system. She further did not want it to become a drain on the budget year after year.

3. COUNCIL REPORTS AND NEXT COUNCIL AGENDA REPORT

- **General Discussion**

Through discussions, Vice Chairman Arndt reiterated that the EDC would provide a presentation to the City Council on July 27th regarding the development and improvement of the City's Website.

It was also decided at this time that the following dates would be set for the next regularly scheduled EDC meetings:

- July 12 and 26, 2004
- August 9 and 23, 2004

Vice Chairman Arndt requested that Economic Development Director Uriyu provide the absent Commissioners with the new meeting dates.

4. ECONOMIC DEVELOPMENT WEB PAGE AND CITY WEBSITE

- **Commissioner Calderwood, Subcommittee Chair**

It was felt that this item was discussed earlier within the CIP Presentation.

5. COUNCIL BUDGET STUDY SESSION REPORTS

- **Discussion**

Economic Development Director Uriyu stated that one additional Budget Study Session would be held on June 22, with the adoption of the Budget scheduled for June 29. Ms. Uriyu distributed a handout regarding past Study Session Reports and encouraged the Commission to attend the upcoming Study Session to be held on June 22.

Commissioner Agopian asked if City Manager Jakel could come before the Commission before June 22 to explain the Budget process. Ms. Uriyu recommended that the Commission could call Mr. Jakel themselves or bring up any questions at a future Budget Study Session.

6. BUSINESS RETENTION PROGRAM

- **Business Outreach Activity**

The Commission felt that this item was discussed earlier.

7. Update Restaurant Incentive Program

Vice Chairman Arndt reiterated that there were earlier discussions regarding this item, and through discussions the Commission felt there had to be deadline for the applicants to bring forth their projected projects. Through discussions, the Commission felt that funding and construction conditions should be made the same for the two applicants.

On motion by Commissioner Calderwood and seconded by Commissioner Agopian, the Economic Development Commission voted to rescind their previous recommendation to offer Milano's Restaurant \$500,000 and that an amended recommendation be made to offer Mr. Karp's request for \$250,000 and the remaining balance to be awarded to Ms. Pederson conditionally on providing a start date and adequate schedules and design.

AYES: Calderwood, Agopian, Kalafate, Arndt

ABSENT: Pfeiffer, Holman and Lanphere

8. COMMENTS

a) PUBLIC

None.

b) COMMISSION

Commissioner Agopian requested that the following topics be discussed at future Commission meetings:

- Public Works/Economic Development connection
- Kerly Property access, in terms of it's linkage to East 18th St and the impact to economic development
- Highway 4 beautification process, as well as the exits of Lone Tree Way/A Street, Hillcrest Avenue, Somersville Road and G Street.
- By Pass Corridor discussion regarding City Plans for commercial development

Vice Chairman Arndt recommended that one presentation be made per Commission meeting, unless there are other pertinent presentations to be made.

c) STAFF

None

8. Adjournment

On motion by Commissioner Calderwood and seconded by Commissioner Kalafate, the Economic Development Commission adjourned at 9:10 p.m. to the next regularly scheduled meeting on June 21, 2004.

AYES: Calderwood, Kalafate, Agopian and Arndt

ABSENT: Holman, Pfeiffer and Lanphere

Respectfully Submitted,

Debra Lawson
Minutes Clerk