

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

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

**July 15, 2004
Third Floor Conference Room**

Vice Chairman Arndt called the meeting to order at 6:30 p.m. on Thursday, July 15, 2004 in the Third Floor Conference Room.

ROLL CALL

Present: Commissioners Agopian, Calderwood, Lanphere, Arndt, Kalafate,
and Chairman Holman
Absent: Commissioner Pfeiffer
Staff: Assistant City Manager Pappas Diaz
Minutes Clerk Debra Lawson

PLEDGE OF ALLEGIANCE

1. APPROVAL OF MINUTES: June 21, 2004

The Minutes of June 21, 2004 could not be approved, due to a lack of a quorum.

Assistant City Manager Pappas Diaz noted that the past Minutes of May 17 and June 7, 2004 would be distributed to the Commission for their review and comments.

NEW BUSINESS

**2. ELECTION OF 2004-05 CHAIR
ELECTION OF 2004-05 VICE CHAIR**

Chairman Holman stated that it was his pleasure and a privilege to serve as Chairman for the Economic Development Commission and felt that the Commission achieved significant accomplishments. He felt that the Commission, over the past year, had gone from being a reactive body to a proactive body and further noted its past accomplishments, as well as ongoing and current projects.

Commissioner Kalafate arrived at 6:40 p.m.

On motion by Commissioner Agopian and seconded by Commissioner Kalafate, the Economic Development Commission nominated and elected Commissioner Arndt to serve as the new Chairman of the Economic Development Commission.

AYES: Agopian, Kalafate, Calderwood, Lanphere, Holman

ABSENT: Pfeiffer

ABSTENTION: Arndt

On motion by Commissioner Holman and seconded by Commissioner Lanphere, the Economic Development Commission nominated and elected Commissioner Kalafate to serve as the Vice Chairman of the Economic Development Commission.

AYES: Holman, Lanphere, Calderwood, Agopian, Arndt

ABSENT: Pfeiffer

ABSTENTION: Kalafate

3. DISCUSSION ON POTENTIAL CHANGE IN MEETING DATE, TIME, LOCATION

Assistant City Manager Pappas Diaz provided an overview of the Staff Report.

Chairman Arndt felt that a once-a-month meeting could be conducted on a six-month trial basis, and if a special meeting was needed it could then be scheduled during this time period. Through discussions, it was the consensus of the Commission to hold one meeting a month on a six-month trial basis.

A motion was put before the Commission by Commissioner Holman and seconded by Commissioner Lanphere to conduct the Economic Development Meetings once a month on a six-month basis.

Commissioner Agopian stated his opposition, due to his concerns that due to the dedication of the Commission to make changes and address specific issues, he expressed concern to hold these meetings once a month. He felt that holding the EDC (Economic Development Commission) meetings once a month would cut down on the time that the Commission needed to discuss important and specific issues. He believed that the Commission needed to perform additional work and that he would possibly be in favor of holding the meetings once a month for a 1-2 month time period until the surveys were completed. He felt that a Commission of this stature could not perform its necessary duties on a once-a-month basis and felt he would see a diminishing of the Commission's interactions and responsibilities, in terms of ongoing communications with the City Council and Staff members.

Commissioner Kalafate agreed with Commissioner Agopian, and felt that if the EDC meetings were held once-a-month, some focus could be lost. He recommended that the Commission meet once-a-month until the end of the calendar year where it could then be reviewed for future meeting times.

On motion by Commissioner Holman and seconded by Commissioner Lanphere, the Economic Development Commission voted to hold meetings once-a-month on a six-month trial basis.

AYES: Holman, Lanphere, Arndt

NOES: Agopian, Calderwood, Kalafate

ABSENT: Pfeiffer

The motion did not pass.

On motion by Commissioner Agopian and seconded by Commissioner Kalafate, the Economic Development Commission elected to have a meeting once-a-month for a three-month period where it would then be revisited at the October meeting. There would also be a caveat that all projects would be wrapped up by the October meeting.

AYES: Agopian, Kalafate, Calderwood, Lanphere, Holman, Arndt

ABSENT: Pfeiffer

In discussing a meeting location, Commissioner Lanphere felt that the Commission meeting should be held in a more formal atmosphere and that it was important to hold future meetings in the Chambers. She felt this would also better accommodate any speakers and audience members.

Through discussions, it was decided that the following EDC meeting would be held at 6:30 p.m. on the following dates and locations:

- August 12, 2004 in the Third Floor Conference Room
- September 2, 2004 in the Chambers
- October 7, 2004 in the Chambers
- In November meetings would be held the 1st and 3rd Thursdays in the Chambers, upon the Commission's review

4. WESTERN CITY MAGAZINE (MAY 2004) ARTICLES – SEVEN RULES FOR ACHIEVING ECONOMIC DEVELOPMENT SUCCESS DURING DIFFICULT FINANCIAL TIMES AND ECONOMIC EFFICIENCIES & DARNED GOOD IDEAS!

- INFORMATION AND DISCUSSION

Assistant City Manager Pappas Diaz provided an overview of the Staff Report and noted that she felt these articles would be very helpful and informative to the EDC and urged the Commission to review them.

Commissioner Agopian felt the attached articles would be very useful and informative, and as a Commission he felt these articles could be used for ideas and recommendations to the City Council. He stressed the fact that as a Commission all ideas should be generated and all resources should actively be used, even in times of budget constraints. Commissioner Agopian felt it was crucial to be pro-active in the next six months, and that the Commission needed to focus on specific areas of the City.

In context of the attached articles, Commissioner Lanphere stated that the Commission had set goals for the near future and felt that previous projects already started by the Commission needed to be completed before moving on to a new strategic plan. Commissioner Holman agreed and felt that concentration should be placed on the initial efforts set forth by the Commission before moving forward with any new endeavors.

OLD BUSINESS

**5. BUSINESS OUTREACH PROGRAM
- UPDATE ON MEETINGS**

Assistant City Manager Pappas Diaz distributed an article that was featured in the East Bay Business Times that reported on a project located in the Delta Business Park that offered 24 buildings ranging in size from 4,000 feet to 28,000 sq. feet.

The Commission discussed recent meetings that were held with their respective partners, regarding the Business Outreach Program. It was noted that additional information would be discussed at future meetings.

**6. CITY COUNCIL PROJECTS UPDATE
- FUA1**

Commissioner Lanphere felt it was important to remember that even though there was nothing actively happening in FUA1 that it was still zoned within the General Plan.

Discussions ensued amongst the Commission regarding past and present issues relating to FUA1, as well as the surrounding areas.

Commissioner Agopian requested an update on the zoning of FUA2. Commissioner Kalafate agreed with the request and felt that this area needed to be further reviewed by the EDC.

- WATERFRONT

Assistant City Manager Pappas Diaz reported that the Mayor, two subcommittee members, the City Attorney, Consultant Joe Netter and the City Manager would be meeting in the near future to discuss the Waterfront plan.

Commissioner Lanphere asked if a Commission member should be included in the Waterfront discussions. Assistant to the City Manager Pappas Diaz recommended that a member of the EDC, as well as an alternate be elected, wherein she would then present the idea of EDC participation to the Mayor. Commissioners Holman and Kalafate volunteered to participate in any future discussions.

7. FUTURE AGENDA ITEMS

Through discussions the Future Agenda Items are to be:

- Past approval of Minutes
- FUA2 Update
- City Website
- Restaurant owners to work more closely with the County Health Department
- Fast Track Information for local businesses
- City of Roseville – the manner in which they work with existing businesses
- Monthly breakfast meetings with local businesses
- Business Outreach Program

8. COMMENTS

a) PUBLIC

Don Bright, 301 West 4th St., representing the Citizens for Antioch Responsible Waterfront Design and Development and the Rivertown Preservation Society, spoke to his interest in the Waterfront Development Plan and requested information pertaining to the level of involvement, in terms of the Economic Development Commission. Chairman Arndt replied that the Commission would take an active role when specific issues arise and noted that by Charter, one member of the Commission would be active in the Waterfront's development as it pertained to Economic Development. Assistant City Manager Pappas Diaz interjected that Public Hearings would be forthcoming to give the public an opportunity to speak.

Mr. Bright noted that his organization was working towards the betterment of the downtown streets and sidewalks, as well as addressing code violations. He further noted that he was also moving in the direction in obtaining recognition for the Rivertown area to become an Historic District.

b) COMMISSION

Commissioner Agopian requested that an effort be done to refocus on the Arterial Economic Development, in terms of areas along Highway 4 and East 18th St. He further commented on the future development Kerly property and its benefits to linking with Deer Valley Road and Lone Tree Way.

Commissioner Lanphere reported that a groundbreaking ceremony would be held at the Kaiser Hospital on Deer Valley Road, Thursday, July 29 at 8:00 a.m. She also reported that the Wallace Arms business' lease would not be renewed. Commissioner Lanphere expressed her appreciation to Ms. Pappas Diaz for her assistance and support of the Circus event that occurred during the weekend of July 10 and noted that the event went well.

Commissioner Kalafate requested that goals be charted in writing for the Economic Development Commission.

Chairman Arndt welcomed Assistant City Manager Pappas Diaz for her support of the Economic Development Commission.

Commissioner Calderwood reported that she would provide a CD of her presentation for the Website Improvement Project if needed, and requested that any input from the Commission. Assistant City Manager Pappas Diaz requested that Commissioner Calderwood provide the presentation materials to Assistant to the City Manager Gegg and herself at her earliest convenience.

Commissioner Calderwood announced that she would be taking a new job that would require additional time away from her Commission duties, and that she would probably need to resign. She also expressed concern to the continuity of Assistant City Manager Pappas Diaz' attendance and asked if a plan existed for a back up Staff Member to attend any future meetings, if needed.

c) STAFF

Assistant City Manager Pappas Diaz reported that she would be the Staff liaison for the Commission and encouraged the Commission to contact her if any needs arise.

8. ADJOURNMENT

On motion by Commissioner Lanphere and seconded by Commissioner Calderwood, the Economic Development Commission adjourned at 8:55 p.m. to the next regularly scheduled meeting on August 12, 2004.

Respectfully Submitted,

Debra Lawson
Minutes Clerk