

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

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

**August 12, 2004
Third Floor Conference Room**

Chairman Arndt called the meeting to order at 6:35 p.m. on Thursday, August 12, 2004 in the Third Floor Conference Room.

ROLL CALL

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

PLEDGE OF ALLEGIANCE

1. PUBLIC COMMENTS

None.

2. APPROVAL OF MINUTES: May 17, June 7, June 21 and July 15, 2004

The Minutes were held over to the next scheduled meeting of September 2, 2004, due to a lack of a quorum to approve the Minutes of May 17, June 7, June 21 and July 15, 2004.

NEW BUSINESS

3. UPDATE ON FUA-2 DEVELOPMENT AREA

Assistant City Manager Pappas Díaz provided a brief synopsis of the background and recommendations, per the Staff Report.

Discussions ensued regarding the Status of Development in FUA-2, as well as various types of businesses that would be a benefit to the community.

Commissioner Agopian felt that per the areas shown on "Figure 3: Ownership of Planning Area Properties", the area above Slatten Ranch would be best suited to plan for any future Antioch Economic Development. He also asked if not only retail could be put to use in these areas, but also some office/business space and felt this map was somewhat vague as to its specific uses and hoped it would not only be for retail use. Discussions took place regarding the future planning of businesses that would be contingent upon the completion of the Highway 4 Bypass.

Commissioner Pfeiffer felt that the most important discussions that should take place were concerning what would be planned for future office/business space in the FUA-2 area, as well as transit facilities.

Commissioner Agopian felt that the EDC (Economic Development Commission) should start voicing their proposals to the City Council regarding what direction the EDC would like to take within the next 2-3 years, in terms of fostering an environment. He felt that a zone should be created that would provide favorable advantages to the community. Moreover, he felt that as a Commission, some type of sense of direction should be implemented and planned in order that this could be voiced to the City Council.

Commissioner Agopian also envisioned this plan to start at the area of Hillcrest Avenue and work around, as well as follow the Highway 4 Bypass, and in addition look at all areas that are designated commercial/development. He also felt that any current master plan should be aggressively pursued with developers. Commissioner Agopian felt these suggestions would aide in traffic relief, wherein traffic could then be taken off the certain surface streets and those additional jobs would then be created lessening any type of traffic burden.

Assistant City Manager Díaz stated that she would provide information to the EDC, in terms of future business plans, wherein the Commission could elaborate on these plans. She further distributed a map that was made by and for the City of Brentwood that depicted their Commercial/Retail Opportunities. Commission Agopian interjected that he felt this map would be an excellent tool for the City of Antioch, as well provide useful information to the citizens of Antioch, in terms of public relations.

Chairman Arndt provided direction to Staff, in that; the EDC would like to learn additional information regarding future office development within the area north of Slatten Ranch. Assistant City Manager Díaz stated that she would provide additional information to the Commission at the next scheduled meeting in September.

Commissioner Kalafate arrived at 7:10 p.m.

Due to the arrival of Commissioner Kalafate, Chairman Arndt directed the Commission to approve the Minutes of May 17 and July 15, 2004.

APPROVAL OF MINUTES OF MAY 17, 2004

On motion by Commissioner Pfeiffer and seconded by Commissioner Agopian, the Minutes of May 17, 2004 were approved.

AYES: Pfeiffer, Agopian, Kalafate, Holman

ABSTAINED: Arndt

ABSENT: Calderwood, Lanphere

APPROVAL OF MINUTES OF JULY 15, 2004

On motion by Commissioner Holman and seconded by Commissioner Kalafate, the Minutes of July 15, 2004 were approved.

AYES: Holman, Kalafate, Arndt, Agopian

ABSTAINED: Pfeiffer

ABSENT: Calderwood, Lanphere

4. COMMENTS

a) Public

None.

b) Commission

Commissioner Agopian spoke to future issues that he felt should be discussed, such as:

- ✓ Fast Track protocol for new businesses
- ✓ City of Roseville – the manner in which they work with existing businesses

Commissioner Agopian announced his candidacy for the Antioch Unified School Board and stated that he fully intended to stay active and involved with the EDC.

Discussions ensued amongst the Staff and Commissioners regarding the status of the Local Business Outreach Program. Assistant City Manager Diaz stated that she would like to review this program in the near future and advised the Commission to keep moving forward with their respective assignments.

Commissioner Holman informed the Commission that he had recently attended a public meeting held by the Dolan Group, a developer that represented Reynolds and Brown. He stated that the purpose of this meeting was to solicit public input on housing that would be located on Parcel B, which was bounded by the southwest side of Lone Tree Way and the northeastern section of Blue Rock. Commissioner Holman stated that the representatives from the Dolan Group displayed drawings and renderings to the public. These conceptual designs and renderings were not what would be built, but they were only being provided for informational purposes and input only and that this would be the type of housing conceptually under consideration. Furthermore, it was simply for soliciting public input at the request of Reynolds and Brown prior to the start of any type of project planning. Commissioner Holman also noted that no representatives from Reynolds and Brown were in attendance at this meeting. He further elaborated on discussions that took place regarding the specifics of housing density issues, as well as landscaping and traffic configuration issues.

Commissioner Pfeiffer announced his candidacy for the City Council and stated that he would provide ongoing support to the Economic Development Commission.

Commissioner Kalafate spoke to the opening of the Macy's Store, as well as inventory issues. In speaking to the type of inventory that the retailer's supply in Antioch, Commissioner Holman interjected that he felt that the City needed to do a better job of accurately communicating local demographics to retailers who are coming into the community and he felt this was a major issue that needed to be addressed.

Chairman Arndt announced that the Chamber of Commerce would be sponsoring its Annual Golf Tournament on September 20, 2004 to be held at the Lone Tree Golf Course, with a dinner following the event.

c) Staff

Assistant City Manager Díaz announced that the East Bay Leadership Workshop would be held on September 20, 2004 and that the focus would be on Economic Development. Due to the absence of Commissioner Calderwood, Ms. Díaz stated that conferencing calling could be implemented, but with certain conditions, and felt that it would not work in the long run because there was not a mechanism to make it work in the Council Chambers.

Assistant City Manager Díaz further covered the following issues:

- New Businesses
- Distributed a pamphlet regarding the opening of the El Campanil Theatre
- Distributed a "Welcome!" Magazine that was recently published by the Brentwood Press
- Spoke to the EDC reaching out to the community

5. ADJOURNMENT

On motion by Commissioner Holman and seconded by Commissioner Pfeiffer, the Economic Development Commission adjourned at 8:10 p.m. to the next regularly scheduled meeting on September 2, 2004.

AYES: *Holman, Pfeiffer, Kalafate, Arndt and Agopian*

ABSENT: *Calderwood and Lanphere*

Respectfully Submitted,

Debra Lawson
Minutes Clerk