

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

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

**January 31, 2005
City Council Chambers**

Chairman Arndt called the meeting to order at 6:30 p.m. on Tuesday, January 31, 2005 in the City Council Chambers.

ROLL CALL

Present: Commissioners Lanphere, Agopian, Holman, Vice Chairman Kalafate and Chairman Arndt
Absent: Commissioner Pfeiffer
Staff: Assistant City Manager/Economic Development Director Pappas Díaz
Deputy Director Community Development Carniglia
Minutes Clerk Debra Lawson

PLEDGE OF ALLEGIANCE

1. APPROVAL OF MINUTES: January 4, 2005

On motion by Commissioner Lanphere and seconded by Commissioner Holman, the Minutes of January 4, 2005 were approved.

AYES: Lanphere, Kalafate, Holman and Arndt

ABSENT: Agopian and Pfeiffer

Commissioner Agopian arrived at 6:36 p.m.

2. REVIEW OF PLANNING PROJECTS UPDATE

Assistant City Manager/Economic Development Director (ACM/EDD) Pappas Díaz explained this item was put on tonight's agenda because of past discussions.

Commissioner Lanphere expressed interest in the Delta Business Park Vesting Tentative Map. Deputy Director Community Development Carniglia stated that the project would consist of mostly light industrial and further spoke to the financing and marketing aspects of the development. Mr. Carniglia further noted that the Vesting Tentative Map would be put before the Planning Commission on January 5.

Mr. Carniglia further spoke to the projects listed, as noted within the Staff Report and used a displayed wall map to explain each area. Discussions ensued amongst the Commission and Mr. Carniglia regarding the items contained within the Staff Report as well as discussing the project of the Discovery Builders near the Chevron Property, in terms of Somersville Road and Buchanan Road improvements

Commissioner Agopian questioned future improvements to the present Somersville Town Center and felt there was a future opportunity for growth. ACM/EDD Pappas Díaz spoke to possible improvements, but noted that there was no interest at the present time for this area.

3. EAST 18TH STREET BUSINESS PARK

a) Oral Presentation by Victor Carniglia, Deputy Director Community Development

Deputy Director Community Development Carniglia provided an oral presentation of the past and present development plans for the area of East 18th Street, per a displayed wall map that outlined the road and utility system as depicted in the General Plan. Mr. Carniglia noted that monies have been put into the East 18th St. area from the Redevelopment area to improve specific areas. He further spoke to the areas of the City limits, Antioch's Sphere of Influence, possible areas of annexation, and the possible development of the Kerly property and its relationship to the future development of the Highway 4 Bypass. Mr. Carniglia added that the annexation study would come before the City Council in March or April.

Commissioner Agopian left at 7:38 p.m.

4. EDC 2005 GOALS & SUBCOMMITTEE

ACM/EDD Pappas Díaz spoke to the Memorandum and noted that per the Minutes of January 4, page 5, paragraph 1, even though they were approved tonight, a change should be made per a comment made by Chairman Arndt that "a report should be provided by each subcommittee" and not by Staff.

Commissioner Lanphere spoke to the Business Interview Tool and Process and distributed and spoke to a report she wrote for the Commission's review. She felt that an "Industry Specific Questionnaire" should be created and reviewed with each specific visit to each organization, in order to obtain useful information for the retention and growth of Antioch. She also provided a written report regarding a format for the Mayor's Breakfast. Ms. Pappas Díaz interjected that the Mayor did approve of this concept.

Further discussions ensued regarding the evaluation of the database for business licenses, as well as possible locations for the Breakfasts. It was the consensus of the Commission, through discussions, to invite to the first Breakfast individuals from larger and/or major businesses within the City. Commissioner Lanphere felt that the time that the businesses have been established should not matter, and that a mix would provide a wide variety of useful information.

It was the consensus of the Commission to choose the name of the Breakfasts to be the "Antioch Business Partnership Breakfast". Commissioner Holman suggested that Commissioner Lanphere create a formal paragraph for the Breakfast's Charter and that it also be presented to the City Council for their approval.

In terms of No. 3 of the Memorandum, to determine or target an area or project for the EDC to spearhead, through discussions ACM/EDD Pappas Díaz felt that issue could be continued as a longer range plan.

In terms of No. 5 of the Memorandum, regarding the review of city planning process in relation to business development and retention, Chairman Arndt suggested that this be continued to the next meeting.

Commissioner Lanphere felt that the City's website was a very important and huge issue, and suggested that this area be targeted as a key priority for the subcommittee, in terms of determining a target area or project to spearhead. Ms. Pappas Díaz noted that Assistant to the City Manager Gegg would be speaking to this issue at the next EDC meeting on March 1.

5. COMMENTS

a) Public

None.

b) Commission

Commissioner Lanphere reported that the Small Business Information Center (SBIC) would be opened by March and noted that she would provide updates to the Commission. Furthermore, the East County Women's Conference would be held on April 1 at Los Medanos College.

Chairman Arndt reported on a recent Chamber event that took place at the Lone Tree Golf Restaurant and felt it went very well.

Commissioner Kalafate commented on the recent RFQ for the Downtown Revitalization, wherein Ms. Pappas Díaz interjected that she would update the EDC on any and all future information at the next EDC meeting.

Commissioner Holman commented that the RFQ for the Downtown Revitalization in its original form was well written, and now in its twice-revised form it was an excellent document and was pleased to see the City Council voted in its favor. Commissioner Holman further commented that in light of the school district considering the construction of an additional continuation school, that if the City believes that an additional continuation school sized campus could help alleviate the overcrowding of schools, that a 300-500 International Baccalaureate Program be considered. He felt the advantage of this type of program could have important academic development impacts on the City.

Chairman Arndt stated that he would not be able to attend the next EDC March 1 meeting.

c) Staff

ACM/EDD Pappas Díaz noted that she had recently attended the Urban Limit Line discussion for this region and that the next meeting would be held on February 9. Furthermore, an additional meeting would be held on February 26 with all regions in attendance and would be held at 8:30 a.m. in Walnut Creek. She further noted that she would be meeting with the Rivertown Association on February 9 and that she would raise the EDC vacancy issue for the EDC Commission.

6. ADJOURNMENT

Chairman Arndt adjourned the Economic Development Commission at 8:42 p.m. to the next meeting scheduled for March 1, 2005.

Respectfully Submitted,

Debra Lawson
Minutes Clerk