

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

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

**June 6, 2005  
City Council Chambers**

Vice Chairman Kalafate called the meeting to order at 6:34 p.m. on Monday, June 6, 2005 in the City Council Chambers.

**ROLL CALL**

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

**PLEDGE OF ALLEGIANCE**

1. **Approval of Minutes: May 3, 2005**

*On motion by Commissioner Lanphere and seconded by Commissioner Holman, the Minutes of May 3, 2005 were approved.*

***AYES: Lanphere, Holman, Pfeiffer and Agopian***

***ABSENT: Arndt***

***ABSTENTION: Kalafate***

2. **Next Business Breakfast**

Assistant City Manager/Economic Development Director (ACM/EDD) Pappas Díaz provided an overview of the Staff Report. Commissioner Lanphere interjected that she needed input as to possible dates and topics that could be discussed at the next meeting.

Commissioner Agopian spoke to feedback that he had received from representatives from Barnes and Noble and noted that a second meeting had taken place, and as a result of this meeting a representative from Barnes and Noble would be presenting to the Administrative Council of the Antioch School District a Book Fair Program for all schools. Commissioner Agopian stated that he felt it was vital to stay on track with these meetings and that they be held on a consistent basis. He further suggested that issues to be discussed at future meetings could be real estate, lenders, title companies, crime, schools, land values, topics relating to what the city is doing in relation to traffic, banks, CPA's, accounting firms, and medical issues with a medical technology focus in schools.

Commissioner Holman agreed that a focus on the medical profession be discussed, especially in terms of the elderly. Commissioner Pfeiffer concurred with the topic of the medical profession being a focus.

Commissioner Kalafate concurred with medical and real estate topics being discussed at a future meeting, and further spoke to issues relating to how the medical profession could be a benefit to the community and how it would stimulate the City's economy.

Commissioner Lanphere suggested that future meetings be calendared for August, early November, February and late April. In August, topics discussed would be medical, banking financial, real estate and home based businesses. Commissioner Lanphere suggested that representatives that attend the next meeting be representatives from two major hospitals, senior information, medical offices, medical labs or support services. Also look at what services are needed, what clusters could be sourced to improve the existing medical facilities and that feedback is requested from representatives as to their key concerns and needs.

Commissioner Holman suggested that representatives from Quail Lodge in Walnut Creek be invited to speak to medical issues, in terms of senior facilities and financial issues for the elderly. Commissioner Pfeiffer interjected that representatives be invited from the Concord or Walnut Creek area to provide additional information on what Antioch might not have regarding the medical community.

Discussions ensued regarding a meeting place, and it was the consensus of the Commission to hold the Breakfast meetings quarterly, and Commissioner Lanphere stated that she would bring back further details to the Commission at the next meeting.

### **3. Oral Updates**

- **Website Revisions**

ACM/EDD Pappas Díaz spoke to previous issues relating to the website revisions and noted that Assistant City Manager Gegg had taken all the related comments provided by the EDC and relayed them to the City's Webmaster. She then presented a slide presentation and requested additional comments and/or suggestions from the EDC.

Commissioner Lanphere explained the manner in which the new City's webpage could be displayed, wherein ACM/EDD Pappas Díaz interjected that this would contain the same information that the current website now has, but just packaged differently and expanding from there.

The EDC further discussed items to be placed on the website, such as:

- Photographs of each City Staff person
- Cost issues
- The configuration of the front page
- Color and picture images
- Highway 4 issues
- Showcasing large employers and historical sites that are located throughout the community
- Advertising and/or possible sponsorship
- Picture map of the City
- Hot buttons or buttons that display City information
- Calendar of Events
- Current events
- Legality issues
- Demographic information
- Transportation issues

- A Panoramic View to be placed on the front page

Commissioner Holman felt that through past discussions and tonight's suggestions, that the website, overall, has been dramatically improved. EDD/ACM Pappas Díaz stated that she would prefer to present the changes to the City Council at their first meeting in August.

Commissioner Lanphere suggested to the EDC to further think about the website redesigns, in terms of its look and content. She further requested that any additional comments or suggestions be directed towards EDD/ACM Pappas Díaz.

EDD/ACM Pappas Díaz commended the EDC for taking on this project and bringing it to the forefront.

- **Planning Process**

Commissioner Pfeiffer stated that he had followed up with four groups since the last meeting and came up with three issues that all parties agreed upon, which were: 1) City Staff is friendly to work with, 2) All four groups were concerned that approvals took a long amount of time, 3) That all four groups recognized City Staff Member Larry Mumm for his professionalism and commitment in working to get the job done as quickly and fairly as possible. Furthermore, the groups all agreed that out of Contra Costa and Alameda County their experience here in Antioch is one of the best, but preferred to see the process be better streamlined and that better communication be established between City departments. It was also suggested that a review on certain projects, along with an over the counter review be conducted with each company's engineers and architects being present, as well as the appropriate City Staff. A suggestion was also made to check out the City of Sunnyvale's over the counter procedure.

- **Waterfront RFP Process**

EDD/ACM Pappas Díaz stated that through the RFQ Process and interviews, there were now four developers being considered. She further explained the process and noted that interviews with the City Council were forthcoming. In responding to Commissioner Holman, she noted that Staff was compiling an evaluation and that she would share this with the EDC.

Commissioner Lanphere felt it was important that each developer understand the existing downtown residents and business owners. Commissioner Holman interjected that he agreed and felt it was important that as part of the RFQ process, that each developer convey the impression that they understand the importance of dealing with the local community, particularly with the downtown businesses, in terms of the historic aspects. Discussions ensued regarding the importance of the downtown area, in terms of historic value and the groups that are working to uphold the issues that are important to the residents and businesses in the downtown area.

Commissioner Kalafate wanted to ensure that transportation issues would be discussed amongst the developers.

- **Hometown Hero**

Commissioner Lanphere referred to the handout and provided additional information regarding the "Be A Hometown Hero" program, as well as various sponsorship issues. She further spoke to information pertaining to the bracelets, as well as various activities and the local businesses and schools that are participating in this program.

#### **4. Summer Meeting Schedule (July, August)**

EDD/ACM Pappas Díaz stated that there were upcoming conflicts with future EDC meetings and asked for input for future summer meetings.

Through discussions amongst the Commission, Commissioner Agopian stated that he was flexible regarding moving meeting dates, but did not want to cancel the summer meetings. He also felt that some type of consistency needed to be maintained, in terms of calendaring meetings. Commissioners Lanphere and Pfeiffer felt that meeting once a month was adequate and that a major portion of current issues were being focused on and that they had been addressed.

Through discussions, Commissioner Agopian expressed concern to the lack of resources that were being provided by the City Council for economic development for the city, and expressed his appreciation to the Chamber for their efforts in the area of economic development. Commissioner Agopian stated that he wanted to ensure that economic development was alive and functioning within the community.

Commissioner Kalafate agreed that consistency was needed, in terms of EDC meetings and felt that a summer meeting should be held.

Through discussions, EDD/ACM Pappas Díaz noted that the next meeting would be held on July 19 and it was the consensus of the Commission that there would not be a meeting in August, with a meeting to follow on September 6.

#### **5. Comments**

- **Public**

None.

- **Commission**

Commissioner Agopian requested an update on the improvements for E 18<sup>th</sup> Street .

Commissioner Lanphere reported on upcoming events that included:

- Circus to be held the weekend of June 10
- First Annual Economic Summit for East County sponsored by the Chamber of Commerce

- **Staff – Submittals for openings**

EDD/ACM Pappas Díaz reported that interviews would be held in late July and that applications needed to be submitted by June 25.

**6. Adjournment**

Vice Chairman Kalafate adjourned the meeting at 8:45 p.m. to the next Economic Development Commission meeting on July 19, 2005.

Respectfully Submitted,

Debra Lawson  
Minutes Clerk