

CITY OF ANTIOCH
ECONOMIC DEVELOPMENT COMMISSION
REGULAR MEETING

Regular Meeting
6:30 p.m.

September 6, 2005
City Council Chambers

Chairman Arndt called the meeting to order at 6:45 p.m. on Tuesday, September 6, 2005 in the City Council Chambers.

ROLL CALL

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

PLEDGE OF ALLEGIANCE

1. APPROVAL OF MINUTES: July 19, 2005

Commissioner Lanphere requested a change on page 2, Item No. 4, second line to read: "then she was unsure what types of businesses would be able to attend."

On motion by Commissioner Lanphere and seconded by Commissioner Pfeiffer, the Minutes of July 19, 2005 were approved with the amended change.

AYES: Lanphere, Pfeifer, Agopian and Arndt

ABSENT: Holman and Kalafate

2. SUPPORT TO COUNCIL APPROVED CHAMBER OF COMMERCE CONTRACT (2005-06)

Assistant City Manager/Economic Development Director (ACM/EDD) Pappas Díaz provided a general overview of Staff Report.

Commissioner Lanphere spoke on behalf of the Antioch Chamber of Commerce and further explained the support services that the Chamber would provide.

On motion by Commissioner Agopian and seconded by Commissioner Pfeiffer, the Economic Development Commission approved the proposed Contract between the Antioch Development Agency and authorized the Agency Chair to sign for support services for the City/Agency.

AYES: Agopian, Pfeiffer and Arndt

ABSTENTION: Lanphere

ABSENT: Holman and Kalafate

The motion did not pass, due to a lack of a quorum.

Commissioner Kalafate arrived at 6:53 p.m.

On motion by Commissioner Agopian and seconded by Commissioner Pfeiffer, the Economic Development Commission approved the proposed Contract between the Antioch Development Agency and authorized the Agency Chair to sign for support services for the City/Agency.

AYES: Agopian, Pfeiffer, Kalafate and Arndt

ABSTENTION: Lanphere

ABSENT: Holman

Commissioner Holman arrived at 6:55 p.m.

**3. ORAL PRESENTATION BY VICTOR CARNIGLIA, DEPUTY DIRECTOR
COMMUNITY DEVELOPMENT**

• UPDATE ON KERLEY PROPERTY & PROPOSED eBART PROJECT

Deputy Director of Community Development (DDCD) Carniglia provided an oral presentation regarding the Kerley property and proposed eBART Project. He also distributed handouts to the Commission of photographs and maps that coincided with his presentation. DDCD Carniglia referred to a map and explained its specific issues relating to traffic, proposed circulation, local and regional road improvements and various access options.

DDCD Carniglia further spoke to:

- eBART's function, design, funding, and its scope of work. He further noted that he would return to the Commission in 6 months to update Commission on this item.
- Projected traffic volume on Highway 4 Bypass.

Commissioner Agopian stated that concerns expressed by the public regarding the overcrowding of Antioch's roads was driven by traffic that is not solely Antioch traffic and felt that the Highway 4 Bypass would create additional accessibility within Antioch, as well as enhance the Kerley property.

Commissioner Pfeiffer wanted to ensure that Hillcrest Avenue traffic would be alleviated after the completion of the Highway 4 widening, as well as ensuring that the various Hillcrest design scenarios mesh with what is being planned with the Highway 4 widening. He also wanted to ensure that Cal Trans is made aware of this issue. DDCD Carniglia stated that the proposed Highway 4 widening assumes improvements to the Hillcrest Avenue interchange for improved functioning, but that he was not sure of the proposed scenarios and stated that he would check on this issue and e-mail a response to the Commission. Commissioner Lanphere interjected that she felt this was a valid issue and that it did warrant a concern.

Discussions ensued regarding Highway 4 widening, as it related to the future proposed interchange and the proposed eBART project, and ridership programs.

Commissioner Agopian felt that the Kerley property had quite a bit of potential, in terms of retail, commercial, office development and a transit village, and felt by planning for the future at this time, these improvements would bring jobs to Antioch and take additional traffic off the roads in a more expedient manner. Commissioner Agopian stated that he was concerned regarding the development of funding mechanisms for the improvements.

Commissioner Lanphere spoke to future planning and felt confident that all parties would work together to facilitate the necessary planning process. She also wanted the area to move forward for the betterment of Antioch, in terms of job opportunities, commercial development and road access.

Commissioner Kalafate expressed concern as to which agency's involvements in specific areas and wanted to ensure that all parties would work together to make this a viable project.

Chairman Arndt requested that a Staff report be provided to the Commission every three months to keep the Commission informed on this issue.

4. SELECTION OF ENTRY SIGN SUBCOMMITTEE MEMBER & ALTERNATE

ACM/EDD Pappas Díaz reported that this meeting would take place on September 14 at 12:00 p.m. located in the Third Floor Conference Room, and the issues discussed would be locations and other considerations before any drawings are completed.

Commissioner Lanphere volunteered to serve as a member of the Subcommittee, and Commissioner Pfeiffer volunteered to serve as a backup subcommittee member.

On motion by Commissioner Agopian and seconded by Commissioner Holman, the Economic Development Commission selected Commissioner Lanphere to serve as a member on the Entry Sign Subcommittee.

AYES: Agopian, Holman, Kalafate, Pfeiffer and Arndt

ABSENTION: Lanphere

On motion by Commissioner Holman and seconded by Commissioner Kalafate, the Economic Development Commission selected Commissioner Pfeiffer as an alternative member of the Entry Sign Subcommittee.

AYES: Holman, Kalafate, Agopian, Lanphere and Arndt

ABSTENTION: Pfeiffer

5. UPDATES

A) WEBSITE REVISIONS

ACM/EDC Pappas Díaz stated that the Website Revision would be scheduled in the near future to be presented to the City Council for their review and approval. A Power Point presentation was given that depicted the Website's revisions. She further asked that the Commission submit their final revisions tonight or e-mail them to her by September 15.

Chairman Arndt requested that each Commissioner check the newly revised Website and e-mail Staff with any comments and/or suggestions by September 15.

ACM/EDC Pappas Díaz requested that the Commission attend the City Council meeting of October 11 to lend their support for the revised Website and also to offer any suggestions or comments to the Council, if needed.

Commissioner Lanphere reemphasized concerns relating to the front page photos and noted that she had sent generic business/medical photos to Staff. Secondly, she felt the bidding process should begin before the October 11 Council meeting.

B) BUSINESS PARTNERSHIP BREAKFAST

ACM/EDC Pappas Díaz provided a brief report on the last Business Breakfast, noting that the focus was on medical facilities.

Commissioner Agopian spoke to the "Skilled Nursing Facility (SNF)" and felt there was a great need for this type of facility in Antioch and also a good opportunity, in terms of Economic Development.

Commissioner Lanphere stated that she felt that the goals for the Commission in 2006 should focus on SNF's and additional medical facility opportunities. Furthermore, she suggested that "Financial" opportunities be discussed at the next Breakfast meeting to be held on November 15.

C) INTERVIEW SCHEDULE

ACM/EDC Pappas Díaz reported that the interviews were scheduled for September 9.

D) SIGN ORDINANCE REVIEW

ACM/EDC Pappas Díaz reported that she would continue to keep the Commission updated on any new issues.

E) DOWNTOWN PROJECT

ACM/EDC Pappas Díaz reported that the Memorandum of Understanding (MOU) would be coming before the City Council Agenda on September 13, followed by Staff working on the Development and Disposition Agreement.

6. COMMENTS

A) PUBLIC

Frank Lozano, Island Marine, 801 Fulton Shipyard Rd, Antioch, stated that he was interested in relocating his business to 10th Street and requested additional information on the Antioch Marina and eBART, in terms of how it would tie into the Antioch Fairgrounds and future roadwork. Chairman Arndt requested that he contact ACM/EDC Pappas Díaz for additional information.

Onezime Biagas, Jr. 5063 Wilmont Ct, Antioch, stated that he was interested in starting a business within the downtown area and requested additional information on the new plans for the downtown area. ACM/EDC Pappas Díaz requested that he contact Commissioner Lanphere at the Chamber of Commerce.

B) COMMISSION

Commissioner Lanphere reported and distributed information on the Pride and Power of East County, sponsored by the Contra Costa Times and the Antioch Chamber of Commerce to be held on September 30. Commissioner Lanphere further noted that the Chamber of Commerce was currently working with local emergency offices to locate additional housing for Hurricane Katrina victims that would be coming into the Bay Area.

Commissioner Agopian commented on the success of the Business Breakfasts and felt that small business owners should be encouraged to attend. He also stated his support of the newly revised City Website.

Commissioner Kalafate stated his appreciation to the Chamber of Commerce for their support of the community.

Commissioner Pfeiffer stated that he felt encouraged with the future renovation of the downtown area and expressed his appreciation to the Chamber of Commerce for their support of the community.

Commissioner Holman reported that a representative of the Arcadias Group would be attending the next Economic Development Commission meeting on October 4. He further stated his support of the proposed website revisions and its progress.

Chairman Arndt stated his appreciation to the Chamber of Commerce for their support of the community and the Hurricane Katrina victims.

C) STAFF

ACM/EDC Pappas Díaz reported that Economic Development Commission interviews would be held on September 9, and announced that a representative from the Arcadias Group would be attending the next Economic Development Commission meeting on October 4 regarding the downtown renovation.

7. ADJOURNMENT

Chairman Arndt adjourned the Economic Development Commission meeting at 8:40 p.m. to the next scheduled meeting on October 4, 2005.

Respectfully Submitted,

Debra Lawson
Minutes Clerk