

CITY COUNCIL
Bruce T. Roundy, Mayor
Salina Edwards, Vice Mayor
Dennis G. Hoffman
William "Billy" Irvin
James Paschall, Sr.

CITY OF ORLAND

INCORPORATED 1909

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ORLAND, CALIFORNIA 95963
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CITY OFFICIALS
Angela Crook
Assistant City Manager/City Clerk
Deysy Guerrero
City Treasurer

CITY MANAGER
Peter R. Carr

If anyone wishes to address the Commission on an item to be considered at this meeting, please fill out a Speaker Request Form and submit to the Clerk before the meeting begins. (optional)

Meeting place: Carnegie Center
912 Third Street
Orland, CA 95963

AGENDA

ORLAND ECONOMIC DEVELOPMENT COMMISSION

Tuesday, February 12, 2019

1. **CALL TO ORDER – 6:00 p.m.**
2. **PLEDGE OF ALLEGIANCE**
3. **ROLL CALL**
4. **ORAL AND WRITTEN COMMUNICATIONS**
 - a. Citizen Comments:
Members of the public wishing to address the Commission on any item(s) not on the agenda may do so at this time when recognized by the Chairperson; however, no formal action or discussion will be taken unless placed on a future agenda. Public is advised to limit discussion to one presentation per individual. While not required, please state your name and address for the record. **(Oral communications will be limited to three minutes).**
5. Election of Commission Chair and Vice Chair for 2019.
6. **CONSENT CALENDAR**

Approval of Economic Development Commission minutes for December 11, 2018.
7. **ITEMS FOR DISCUSSION OR ACTION**
 1. Update on City's vacant buildings list – City Manager Carr
 1. Discuss Opportunity Zones -City Manager Carr
 2. Discuss Work Plan 2019

8. STAFF REPORTS

- a. Business Update

9. COMMISSIONER REPORTS

10. FUTURE AGENDA ITEMS

11. ADJOURN

CERTIFICATION: Pursuant to Government Code Section 54954.2(a), the agenda for this meeting was properly posted on January 30, 2019.

A complete agenda packet is available for public inspection during normal business hours at City Hall, 815 Fourth Street, Orland, CA.

In compliance with the Americans with Disabilities Act, the City of Orland will make available to members of the public any special assistance necessary to participate in this meeting. The public should contact the City Clerk's Office 865-1601 to make such a request. Notification 72 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting.

CITY OF ORLAND
ECONOMIC DEVELOPMENT COMMISSION MEETING
December 11, 2018

1. CALLED TO ORDER: Chairman Mitchell at 6:02 PM.

2. PLEDGE OF ALLEGIANCE: Chairman Mitchell

3. ROLL CALL:

Commissioners Present: Sean Kochems, Joser Rosales, Harvey Mitchell, Brien Hamilton and David Allee

Commissioners Absent: None

Staff Present: City Manager Pete Carr and Assistant City Manager/City Clerk Angie Crook

Others Present: Mayor Bruce Roundy

4. ORAL AND WRITTEN COMMUNICATIONS

Citizen Comments:

Jody Samons, Glenn County Community Development Director, stated she is a representative on the Business Recovery Task Force. Ms. Samons advised the task force is a coordinated effort to offer business support and outreach to businesses which were victims of the Camp Fire. Ms. Samons stated there are financial resources available through 3-CORE which offer mini grants and loan assistance, as well as other resources for business recovery.

5. CONSENT CALENDAR

The approval of the minutes from October 9, 2018 meeting. M/S/C Hamilton/Kochems.

6. ITEMS FOR DISCUSSION OR ACTION

1. Follow-up on City's vacant buildings list.

- a. Correspondence:** City Manager advised the old Farm Bureau building which was offered to the City will be on the market soon, as the current owner has purchased property on South Street to relocate their existing insurance business.

The owner of the Stony Creek Shopping Center, Mr. Rick Thomas, stated he would meet with City staff the next time he is in the area to discuss his property.

- b. Direction for additional property listings:** Chairman Mitchell suggested editing the existing vacant building letter advising them of the possible need for vacant commercial property due to the Camp Fire. The commission requested letters be sent to all out of town property owners of vacant commercial buildings.

2. Discuss Warehouse Delivery Service.

Commissioner Hamilton acknowledged a marijuana delivery service could be a possible option in this area since there are several cannabis growers in the northern part of California. Mr. Carr stated City Council has been opposed to all marijuana related industry, dispensaries, etc.

3. Discuss Opportunity Zones.

Mr. Carr stated Orland is designated as an Opportunity Zone. This allows an investor the option to invest capital in an opportunity zone and defer capital gains for 7 – 10 years. Mr. Carr stated the commission needs to identify some projects or opportunities for an investor to consider.

7. STAFF REPORTS

a. Business Updates

- Arbuckle building for sale;
- LaQuinta out of contract; staff interest for other hotel chains;
- Camp Fire impacts our community economically.
- Old Orchard RV park may be resurrected to house FEMA trailers;
- Penbrook Subdivision (23 lots); contractor ready to start building infrastructure;
- Paved trail near Linwood Subdivision been in planning and engineering stages;
- Truck wash moving forward slowly on developer's behalf;
- Letter was sent to Paul Farsai to submit application for rezoning parcel known as Commerce Plaza for development;
- Freeway monument sign spacing to go before Council;
- Simplot annexation/expansion underway; owner happy with timing of processing
- City Council to consider purchase of McKinney property for future Honey Bee Museum/Visitor Center/Chamber of Commerce location;

Mayor Roundy advised Commissioners to inform citizens of any misinformation they may have heard regarding development in the City. Mayor Roundy asked the Commissioners to be ambassadors for the City.

8. COMMISSIONERS REPORT

Commissioner Hamilton:

- Hopes to still see construction at Commerce Plaza.

Commissioner Allee:

- Local truck driving training program opened in Glenn County;
- Attended conference in Santa Rosa regarding regionalizing economic development efforts;
- Online community college/medical coding offered (fully accredited college); eligible for state aide not federal aide.

9. FUTURE AGENDA ITEMS

- EDC Commission will meet next February, 12, 2018.
- Discuss Opportunity Zones and identify three or four industries that could be opportunities for this area.

10. ADJOURN – 7:08 PM

Orland Vacant Building Database

Jan 12 2019

Address	Owner	Size, Previous Use	Apparent Condition	Opportunity	Ltr Sent
805 & 807 Fourth St	Kilmer & Reiman, P.O BOX 278, Orland, CA 95963	3000 SF, Café	Good, has kitchen	Café, Retail	
727 Fourth St	Hendrik Feenstra, 6162 Co. Rd. 200, Orland CA 95963	7800 SF, JC Pennys, Kountry Kitchen Café	has kitchen & serving area, no on-site parking	paint facade, open one or more business	
712 Fourth St	Johansen Trust, P.O. BOX 1917 Nevada City, CA 95959	3500 SF Butcher Shop	dilapidated inside, awning instead	any Retail	
400 Mill St	City of Orland	Purity Market 5000 SF	dilapidated inside, ok outside, on site parking	ware housing of small goods	
703 & 711 Fifth St	Anaya Santos Munos & Munos Martina ETAL, 7136 Hwy 32, Orland CA 95963	5227 SF, Bar	very dilapidated inside & out	repair, remodel, rent or raze & rebuild	
719 and 721 Fifth St	Teresa & Pedro Rosales, 27 E Swift Street, Orland CA 95963 (530)828-5398	1500 SF sewing office	poor	retail	
728 Fifth St	Lazaro Garcia, 1405 Fairview Street, Orland, CA 95963	3000 SF, Rio Arcade Bar	ok outside, poor inside	retail office, needs utility update	X
407 & 409 Colusa St Royal Hotel	Orland Properties LLC, P.O. Box 460699, San Francisco CA 94146	6500 SF x 2 or 3, Hotel w parking across the street	ok outside, very dilapidated inside	Arch engineer report pending	X
508 Walker St	Dana, Serge, 512 Walker St., Orland, CA 95963	3000 SF Barbershop	vacant, blackened windows		
630 Fifth St	Dana, Serge, 512 Walker St, Orland, CA 95963	300 SF dog salon	ok, bad sidewalk	retail	
221 Walker St	Wayne & Bonnie Erickson, 3050 Oak Way Chico CA 95973 (530) 345-4222	State Farm, 2000 SF, onsite parking	good	any retail or office	
33 E Walker St	Ricky Quezada, 7135 Co. Rd. 20 Orland, CA 95963 (530) 624-3141	1/2 ac W/buildings, parking gravel, former church	ok	church, retail, offices	
212 E. Walker St	Illian Inc. 642 Salomon Drive, Orland CA 95963	2800 SF showroom store + 1000 SF shop on 1/4 acre	Petrich Cycle	retail, office	
245 E. Walker St	Scott Studybaker, 7511 Co. Rd. 9, Orland CA 95963	300 SF drive thru retail on 1/3 acre	Pony Expresso	Corner exposure drive-thru retail, office	
616 Seventh St	Bertha Ruiz, 6180 Co. Rd. 12, Orland CA 95963	1000 SF, W/parking, Prickly Pear	Ext good, Int poor	retail	
713 & 715 Walker	Ricky Quezada, 7135 Co. Rd. 20 Orland, CA 95963 (530) 624-3141	offices, resi duplex little parking	ok	office or resi	
1006 South St (shopping ctr)	Sonoma County Land Co(SLC) 6240 Montecito Blvd. Santa Rosa, CA 95409	frmr dress shop, 100 SF	excellent	office or retail	
1024 South St (shopping ctr)	Sonoma County Land Co(SLC) 6240 Montecito Blvd. Santa Rosa, CA 95409	17,000 SF shell Thrift Store	good	retail	
1030 South St (shopping ctr)	Sonoma County Land Co(SLC) 6240 Montecito Blvd. Santa Rosa, CA 95409	11,000 SF shell Part of Grocery Store	good	retail	
1036 South St (shopping ctr)	Sonoma County Land Co(SLC) 6240 Montecito Blvd. Santa Rosa, CA 95409	2000 SF offices Rock Office		offices	
1040 South St (shopping ctr)	Sonoma County Land Co(SLC) 6240 Montecito Blvd. Santa Rosa, CA 95409	2500 SF offices, GCOE classrooms	good	retail or office	
1637 Railroad Ave	Harley & Janice Embrey, 4716 Co. Rd. N, Orland CA 95963	1300 SF tin bldg on 3/4 acre; former gas station	poor, unpaved	good exposure	
1206 Sixth St	Valley Rock Products, 241 E Shasta St, Orland CA 95963	800 SF, seasonal office	Bad-very dilapidated	needs demolition, OVFD burn down, code enforcement case	
1102 Sixth St	John Rush, Frances Lepp, 1102 Sixth Street, Orland CA 95963	4000 SF, car dealership	poor - in use for storage	Owner called late Dec, plans to sell.	X
Old Bucke's Store 1001 Sixth Street	Southern Pacific Corp	21,000 SF	poor - in use for storage	Owner willing to sell.	N/A
906 & 908 Sixth St (old office suites)	Steven Kodad ETAL, P.O. BOX 1925, Chico CA 95927	500 SF office	ok	fixed broken windows	X
312 & 317 Seventh Street	John Gee, 312 Seventh St, Orland CA 95963 (530) 591-0220	is use for Smiley storage	poor	retail	
234 Sixth St (next to Moe's)	Rattan & Sunika Shukla, 11 Benton Ave, Chico CA 95973	2000 SF store	ok/poor	retail or office	X
500 Fifth/514 Tehama (?)	Donnan Arbuckle, P.O. BOX 361, Orland CA 95963	10,000+ SF on 2 parcels, 1/2 acre Arbuckle Surplus	old, rough, fair	retail, storage, light industrial	
414 Fifth St	Sam Sanchez, 3920 Co. Rd. O, Orland CA 95963	15,000 SF not including monument business; Orange packing sheds	very poor, dilapidated	warehousing, light industrial or demolish	
506 Fourth St	Linda Abbott, 830 Crestwood Way, Willows CA 95988 (530) 514-7801	1000 SF = house on 1/4 acre; Pratt's hobby store	poor, may be cat house	demolish or retail, office; house needs demo	

ORLAND ECONOMIC DEVELOPMENT COMMISSION - WORKPLAN 2018

	Project	Category	Commissioner(s) Assigned	Timeline
1	Entertainment Events/Attractions - Amphitheater and expansion of Black Butte recreation	Community Development	Rosales/Kochems	Ongoing
2	Broadband/Wi-Fi	Business Attraction	Allee	Ongoing
3	Local Products: Expansion, sales and develop incentives for vacant, blighted downtown buildings	Business Retention	Kochems/Hamilton/Mitchell	Ongoing
4	City Beautification	Community Development	Rosales	Ongoing
5	Workforce Development/Employment - Inspire local graduates to be employed in Glenn County	Community Development	Allee/Mitchell/Kochems	Ongoing
6	Develop downtown Highway 32 corridor		Mitchell	Ongoing
7	Fees and hook-ups		Hamilton/Mitchell	Ongoing
8	Cannabis		Rosales	Ongoing

Adopted at March 13, 2018 meeting