

**CITY COUNCIL**  
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Salina Edwards, Vice Mayor  
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# CITY OF ORLAND

INCORPORATED 1909



**CITY OFFICIALS**  
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**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, April 9, 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).**
  - b. Presentation:  
Orland Area Chamber of Commerce Annual Update
5. **CONSENT CALENDAR**  
Approval of Economic Development Commission minutes for March 12, 2019.
6. **ITEMS FOR DISCUSSION OR ACTION**

**7. STAFF REPORTS**

- a. South Street Business opportunities
- b. Business Update

**8. COMMISSIONER REPORTS**

**9. FUTURE AGENDA ITEMS**

**10. ADJOURN**

**CERTIFICATION:** Pursuant to Government Code Section 54954.2(a), the agenda for this meeting was properly posted on April 3, 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  
March 12, 2019

**1. CALLED TO ORDER:** Commissioner Hamilton at 6:05 P.M.

**2. PLEDGE OF ALLEGIANCE:** Commissioner Hamilton

**3. ROLL CALL:**

Commissioners Present: Ron Lane, Brien Hamilton, Charles Gee, and David Allee  
Commissioners Absent: Joser Rosales  
Staff Present: City Manager: Pete Carr and Secretary: Ann Butler  
Others Present: 3CORE Associate Director: Marc Nemanic  
Chabin Concepts CEO: Audrey Taylor  
Glenn County Community Development Director: Jody Samons  
Chamber of Commerce President: Trish Saint-James

**4. ORAL AND WRITTEN COMMUNICATIONS**

**a. Citizen Comments:**

Ms. Saint-James introduced Cece Gunness, the new Administrative Secretary for the Chamber of Commerce. Located in Senior Center.

Ms. Samons attended the ground breaking of Basin Street infrastructure improvement project south of Willows. Basin Street Commercial/Industrial Park has planned for a housing development at a later date. Rumiano Cheese will be the first commercial business to locate there.

Ms. Samons announced CalPlant 1 had mounted a second interior camera for viewers on their website to see the construction of the pressed fiberboard plant.

**b. Presentations:**

**1. Opportunity Zones – Marc Nemanic.** Opportunity Zones are areas in California designated by the Governor's office that focus on lower income with higher than average business activity. An Opportunity Zone encourages more business investment in those cities designated by offering tax incentives that defer capital gains from investments held for ten years. Orland is the only place designated as an Opportunity Zone in Glenn County. The Opportunity Zone designated in Orland has a census concentration that is at low to moderate income levels with incentives to draw in business dollars.

Marc Nemanic and Audrey Taylor are partners of an economic development consulting effort focused on delivering strategic solutions, tactics, and tools to bring investors to the Opportunity Zones:

- Create an inventory of priority areas for the long term development potential.
- Engage the community, stakeholders, and residents in the zone. Educate them to the investment strategy, how is the zone beneficial to the community goals in producing private investment. Engage residents in the zone with a plan for displaced residents, if any.
- Thoroughly research market demands of the areas that will potentially benefit through the tax credit program. Show the investors where the long term demands are in the zone that will increase their rate of return.
- Show findings from research in a Private Investment Memorandum. That will contain where opportunities are and what possible issues that could arise for investors; include solutions to their needs. Eliminate uncertainty.
- A Prospectus is a marketing tool that is a detailed, a complete overview of case studies for the project;

#### Funding Opportunities:

- The Economic Development Administration through the Department of Commerce, Planning & Technical Assistance programs co-fund generally 50/50, EDA/City.
- 3CORE Planning Grant will pay 80%; Community pays for 20%.
- There are considerable savings when cities and counties merge in preparing one EDA application. Characteristics are the same that will result in savings for Orland, Corning, and Tehama.

Questions and answer session followed.

- Keeping our Agriculture producing thru the 1-5 Corridor. Encourage people in our County to invest in ourselves.
- Negotiate with FAA to invest in Orland airport. The area is an under-utilized of commercial properties or industrial type development.
- Each zone must market their particular area approach, real estate, commercial building, housing, multi-family dwellings.

**2. North State Hulling - Ms. Samons**

North State Hulling will begin construction of almond hulling at their new site in May this year; four hundred twenty-three acres on Highway 32 alongside Stony Creek outside Orland in Glenn County. Blue Diamond hopefully follows with North State Hulling for nut processing. Traffic improvements will include safety acceleration and deceleration lanes that will make Highway 32 ready for a four lane road in the future. All costs will be borne by North State Hulling. Point of Sale sales tax goes to County. Next year the harvest operations will begin.

**5. CONSENT CALENDAR**

The February 12, 2019 meeting minutes approved as ammended. M/S/C Gee/Lane.

**6. ITEMS FOR DISCUSSION OR ACTION**

**7. STAFF REPORTS**

**a. Retail Conference Report**

Mr. Carr attended the Retailers Conference International of Shopping Centers (ICSC) with Glenn County Economic Development advisors. The ICSC is an annual gathering of companies and economic developers to network, expand business operations into cities with shopping centers.

**b. Business Updates**

- Simplot annexation/expansion is complete.
- Commerce & Ide Streets, Sunny Truck Wash. The CEQA is underway for annexation and development into the city.

**8. COMMISSIONERS REPORT**

**Commissioner Gee:**

- Developer Impact fees. Preliminary Report has not yet been presented to Mr. Carr to report at this time.

**Commissioner Allee:**

- Attended the NCCC Workforce Board Meeting, February 21, 2019.
- Entry level Eligibility Specialist vacancy is open for all to apply.

**Commissioner Lane:**

- March 16, 2019 Cars & Coffee event 9-11A.M.

**9. FUTURE AGENDA ITEMS,**

- Mr. Carr will follow-up on Opportunity Zones
- Focus on business properties for South Street.

**10. ADJOURN – 7:37 PM**

**Respectfully submitted,**

**Ann Butler, Secretary**

**Joser Rosales, Chair**