

CITY COUNCIL
Charles Gee, Mayor
Bruce T. Roundy, Vice Mayor
Salina Edwards
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James Paschall, Sr.

CITY OF ORLAND

INCORPORATED 1909

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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, April 10, 2018

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. **CONSENT CALENDAR**

Approval of Economic Development Commission minutes for March 13, 2018.
6. **ITEMS FOR DISCUSSION OR ACTION**
 - a. Vacant building inventory –City Manager Carr and Commissioners Kochems, Hamilton and Mitchell
 - b. Promotion of Orland outside the area – Chairman Mitchell

7. STAFF REPORTS

Business update – City Manager Carr

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 March 28, 2018.

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 13, 2018

1. CALLED TO ORDER: Chair: Harvey Mitchell at 6:01 PM.
2. PLEDGE OF ALLIGENCE: Commissioner Kochems
3. ROLL CALL:
Commissioners Present: David Allee, Sean Kochems, Brian Hamilton
Commissioners Absent: Joser Rosales
Staff Present: City Manager: Pete Carr, Secretary: Ann Butler
Others Present: Glenn County Community Development Director: Jody Samons
Vice Mayor: Bruce Roudy

4. ORAL AND WRITTEN COMMUNICATIONS

5. CONSENT CALENDAR

Approval of Economic Development Commission meeting minutes for February 13, 2018.
M/S/C Allee/Hamilton.

7. ITEMS FOR DISCUSSION OR ACTION

a. Work Plan for 2018 Review

2018 Work Plan.

1. Entertainment Events/Attractions. Amphitheater and expansion of Black Butte recreation. Rosales/Kochems.
2. Broadband/Wi-Fi. Allee
3. Local Products: Expansion, Sales and develop incentives for vacant, blighted downtown buildings. Kochems/Hamilton/Mitchell.
4. City Beautification. Rosales.
5. Workforce Development/Employment. Inspire local graduates to be employed in Glenn County. Allee/Mitchell/Kochems.
6. Develop downtown Highway 32 corridor. Mitchell.
7. Fees and Hook-ups. Hamilton/Mitchell
8. Cannabis. Rosales.

The Commissioners will report on the Work Plan quarterly, and on items of general interest monthly.

The next review for 2018 Work Plan will be in August.

Staff will compose a spreadsheet of vacant and blighted city buildings for the Commissioners.

b. Joint Projects/Activities with Orland and Willows. Support for Infrastructure Grant application.

Ms Samons presented Glenn County's Economic Development projects that focus on agriculture and small businesses. Ms Samons described the common branding of our local products, and vertical integration for product production to maximize profits.

Willows City Manager Wayne Peabody; Orland City Manager Pete Carr and Glenn County Community Director Jody Samons comprise a partnership team in Economic Development. Ms Samons invited Orland's Economic Development Commission to participate in the partnership.

Glenn County's new motto: "Love the Lifestyle"

Major Projects

Cal Plant rice straw fiberboard production, Willows. To open 2019.

Glenn County Farm Supply, Artois.

A new fertilizer facility for custom blending of nutrients for each the individual crop. There will be no danger from operations or hazardous waste.

Crop Production Services, Hamilton City.

A truck scale is already installed and a rail infrastructure is available. 30 jobs

Farmers Brewing, Orland.

An already successful local company that will be expanding its product. 40 jobs.

Ms Samons reported that the Development Technical Advisory Committee of Glenn County has valuable resources available to new businesses getting started in finding the perfect building site, the permitting process, employee development, and job retention. The Economic Development Group has partners from USDA, Advance North State in Economic/Workforce Development education and the Geographic Info Center at Chico State will assist with Grant Writing and 3CORE for financial lending and services.

Grand Opening for Glenn Success Center April 28. Classes offered thru GCOE/County partnership: Food Safety and Modification Act, Certification of food handling, March 28 and Turn Your Hobby into a Business, April 5

Opportunity Zones. Glenn County is being designated in a Federal/State Government Program that allows investments made by companies in these zones to defer or eliminate federal taxes on capital gains. Ms Samons passed out maps of current recommended opportunity zones; Orland is one.

8. STAFF REPORT – City Manager Carr

La Quinta Hotels has a fully executed agreement with SKP Ranch. SKP needs to submit the site plan and application for the building permit. Hotel is apparently coming to Orland.

There are 4 annexations pending, 3 of which are on the West Side.

A Master Tax Share Agreement has been approved by the City Council, will go to the Board of Supervisors next week.

The Morning Buzz will be held at the 4th Street Café this month. It is a time for all businesses to meet in the morning over coffee to discuss and share constructive comments.

The 76 Station is transforming into Chevron at the corner where the station now is. The business will be expanding to the adjacent vacant property that will include a car wash, convenience store and a fast food restaurant.

State Farm Insurance Office on 3rd & Walker Streets will be moving to Red Bluff. An independent Insurance Office is opening on E. Walker Street.

The Queen Bee Festival, June 23. 4th, 5th & Colusa Streets will be blocked off for all day music, street dancing, food trucks and dinner. Police, fire, public works have coordinated a plan.

Eddy's Wild Wings Restaurant. Grand Opening March 21, 2018.

9. COMMISSIONER REPORTS

Commissioner Kochems is making strong efforts to improve the city's occupancy of vacant buildings and store front improvements.

Commissioner Allee will be attending CPUC forum on improvements for broadband. Mr. Allee attended North Central Consortium on Glenn County for America's Job Center. Subject was the successful outcome of the California Correctional Center Grant on job training and placement for parolees and Mr. Allee recognized the success of the program. Vice Mayor Roudy asked about an opportunity for the Homeless in to the program,

Mr. Allee will attend a Tech Forum on March 23.

Vice Mayor Roudy mentioned the topic of the Queen Bee logo placement on the water storage tower. It is unknown if the tower will remain due to its age, or if it can be repaired/strengthen to remain erect safely or display the logo on the soon to be constructed ground level water storage tank.

Commissioner Mitchell spoke highly of the technically advanced audio engineering classroom for recording and broadcasting instruction in the new Orland's Office of Education building.

10. FUTURE AGENDA ITEMS.

- Begin discussions on what to do about the City's vacant and/or blighted buildings.
- Branding, Advertising, of Orland outside the County
- Junior Colleges update. Commissioner Allee.

11. Adjourned 7:16

Respectfully submitted, Ann Butler, Secretary

Harvey Mitchell, Chair

Orland Vacant Building Inventory

as of March 29, 2018

Address	Owner	Previous Use	Apparent Condition	Opportunity
805 & 807 Fourth St	Kilmer & Reiman Orland	3000 SF, Café	Good, has kitchen	Café, Retail
727 Fourth St	Hendrik Feenstra Orland	7800 SF, JC Pennys, Kountry Kitchen Café	has kitchen & serving area, no on-site parking	paint facade, open one or more business
704 Fourth St	Robert & Jan Walker	300 SF Various office space/retail	ready to lease	retail or Office
712 Fourth St	Johansen Trust, Nevada City	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
709 & 711 Fifth St	Anaya Santos Munos & Munos Martina ETAL, Orland	5227 SF, Bar	very dilapidated inside & out	repair, remodel, rent or raze & rebuild
713, 715 & 717 Fifth St	Douglas & Mary Doss, Corning	8712 SF, 713 & 717 vacant, 715 Explozos	poor outside, ok inside	repair, remodel, rent or raze & rebuild
719 Fifth St	Teresa & Pedro Rosales	1500 SF sewing office	poor	retail
501 Walker St	Belter Land Co LLC, Orland	2500 SF, two story, city hall, bank, Farm Bureau	Ok inside and out, onsite parking	needs seismic and ADA, retail or office
728 Fifth St	Lazaro Garcia, Orland	3000 SF, Rio Arcade Bar	ok outside, poor inside	retail office, needs utility update
407 & 409 Colusa St	Orland Properties LLC, San Francisco	6500 SF x 2 or 3, Hotel w parking across the street	ok outside, very dilapidated inside	needs seismic, roof, floors, ADA etc.
508 Walker St	Dana, Serge, Orland	3000 SF Barbershop	Good	retail
630 Fifth St	Dana, Serge, Orland	300 SF dog salon	ok, bad sidewalk	retail
221 Walker St	Wayne & Bonnie Erickson, Chico	2000 SF, onsite parking, bank, insurance	good	any retail or office
117 Walker St	Del Castillo, Lodi	2500 SF onsite parking, restaurant, pawn shop	excellent	any retail or office
10 E Walker St	Donna Klobas ETAL, Orland	3000 house + 3000 office, (Porter)	ok actively listed for sale	convert house to offices, multiple office tenants
33 E Walker St	Ricky Quezada, Orland	1/2 ac W/buildings, parking gravel, former church	ok	church, retail, offices
152 E Walker St	Eddy Grewal, Orland	500 SF, retail in strip mall	good	retail
616 Eighth St	Bertha Ruiz	1000 SF, W/parking, Prickly Pear	Ext good, Int poor	retail
713 & 715 Walker	Michael & Roxanne Hendry	offices, resi duplex little parking	ok	office or resi
1006 South St (shopping ctr)	Sonoma County Land Co(SLC) Santa Rosa	Café & retail, 3 doors	excellent	office or retail
1012 South St (shopping ctr)	Sonoma County Land Co(SLC) Santa Rosa	Tribal Office	good	office or retail
1022 South St (shopping ctr)	Sonoma County Land Co(SLC) Santa Rosa	500 SF	excellent	office or retail
1024 South St (shopping ctr)	Sonoma County Land Co(SLC) Santa Rosa	17,000 SF shell Thrift Store	good	retail
1030 South St (shopping ctr)	Sonoma County Land Co(SLC) Santa Rosa	11,000 SF shell Part of Grocery Store	good	retail
1038 South St (shopping ctr)	Sonoma County Land Co(SLC) Santa Rosa	2000 SF offices Rock		offices
1037 South St (shopping ctr)	Sonoma County Land Co(SLC) Santa Rosa	1000 SF, open church	good	retail
1040 South St (shopping ctr)	Sonoma County Land Co(SLC) Santa Rosa	2500 SF offices, GCOE classrooms	good	retail or office
1206 Sixth St	Valley Rock Products, Orland	800 SF, seasonal office	Bad-very dilapidated	needs demolition, OVFD burn down, code enforcement case
1102 Sixth St	John Rush, Frances Lepp, Orland	4000 SF, car dealership	poor-use for storage	retail
908 Sixth St (old office suites)	Steven Kodad ETAL, Chico	500 SF office	ok but windows broken	retail
902 Sixth St (old office suites)	Steven Kodad ETAL, Chico	1000 SF Country NRA offices	poor outside, ok inside	retail or offices