

CITY COUNCIL

Charles Gee, Mayor
Bruce T. Roundy, Vice Mayor
Salina Edwards
Dennis G. Hoffman
James Paschall, Sr.

CITY OF ORLAND

INCORPORATED 1909

815 Fourth Street
ORLAND, CALIFORNIA 95963
Telephone (530) 865-1600
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CITY MANAGER
Peter R. Carr

CITY OFFICIALS

Angela Crook
Assistant City Manager/City Clerk
Deysy Guerrero
City Treasurer

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, May 8, 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 April 10, 2018.
6. **ITEMS FOR DISCUSSION OR ACTION**
 - a. Review updated database, draft letter and discuss what to do on City's vacant and/or blighted buildings – City Manager Carr
 - b. Consider inclusion of residential apartments in Façade Improvement Program – Carr
 - c. Junior Colleges update – Commissioner Allee

7. STAFF REPORTS

Business update – 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 May 1, 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
April 10, 2018

1. CALLED TO ORDER: Chairman: Harvey Mitchell at 6:00 PM.
2. PLEDGE OF ALLIGENCE: Commissioner Kochems
3. ROLL CALL:
 - Commissioners Present: David Allee, Sean Kochems, Joser Rosales
 - Commissioners Absent: Brien Hamilton
 - Staff Present: City Manager: Pete Carr, Secretary: Ann Butler
 - Others Present: Glenn County Community Development Director: Jody Samons
Mayor: Charles Gee, and members of the community.

4. ORAL AND WRITTEN COMMUNICATIONS

Ms. Samons announced the new ‘Flash Your Badge’ program. The program offers discounts to construction crews wearing their identification badges at participating eating or shopping merchants. The program is a volunteer program for merchants. Vendors may enroll at the Glenn Grows web-site.

Glenn Success Square Open House, April 28, 2018 from 10-1pm. Come visit the facility’s new meeting/educational rooms that are well equipped with large screens and pull-down speakers.

Ms. Samons will be gathering data on surrounding City’s projects and priorities that will involve USDA, EDA and other funding agencies. She will present her findings to the Board of Supervisors.

Lights Fest at Thunder Hill, April 14, 2018. Lights Fest is an annual event launching lit lanterns into the night sky, honoring survivors with names written on them. Relay for Life, a charity partner, will be present. Cal-Fire and California Highway Patrol will be standing by for public safety. This event is well attended by out-of-County participates.

Ms. Samons will be looking at the Orland Airport facilities for warehousing opportunities.

Cal Competes has awarded another Glenn County business a large tax credit award.

5. CONSENT CALENDAR

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

6. ITEMS FOR DISCUSSION OR ACTION

a. Vacant building Inventory – City Manager Carr, Commissioners Kochems, Hamilton and Mitchell

Mr. Carr began discussions on Orland’s Vacant Building Inventory list. He explained the city route that was visited to create the file and told the City’s interpretation of the subjective term dilapidated. That opened up a dialog with the Commissioners on each building of the inventory list, the condition the buildings were in, and what the City can do to help the owner improve the property.

Members of the Community addressed the Commission on other issues from the Vacant Building Inventory:

- Other dilapidated properties not listed on the Vacant Building List.
- Code Enforcement responding to complaints.
- What can the City do about influencing property owners that addresses must be able to be seen on property buildings.

Commissioner Kochems expressed the importance of reaching out to the property owners in a positive way for the City to help them make their property more useable.

Commissioner Mitchell requested owner phone numbers be added to the Orland Vacant Inventory List.

Mr. Carr, by the next meeting will update the Vacant Inventory List with the added properties and draft a letter from the Commission to the property owners stating the situation of the property and how the City can help get the property occupied.

M/S/C Mitchell/Kochems. This discussion item will be tabled until June. Vote was unanimous.

b. Promotion of Orland outside the area – Chairman Mitchell

Commissioner Mitchell discussed the possibility of bringing residents and businesses to Orland by enticing advertising on billboards located in significant city areas. The digital broadcasting is growing signage that is catching on fast. Digital displays in city airports are another advertising feature for bringing visitors to our area. Staff will make the inquiry to the Sacramento airport to digital advertising.

This will remain as a discussion item.

7. STAFF REPORT – City Manager Carr

- The Queen Bee Festival has been postponed until June 2019.
- Octobee Fest will be a full evening event this year.
- Hobby Day Honey Bee Festival, April 14. Honey Bee products
- OHB has acquired property on the corner of Walker and 6th Streets to develop.
- La Quinta Hotel is moving forward.
- There are 4 annexations pending, 3 of which are on the West Side. Simplot is moving quickly.
- The Morning Buzz will be at East Coast Foods this month.

8. COMMISSIONER REPORTS

Commissioner Kochems attended a FSMA event on food safety and management. The event included taking the food to market and how food is packaged and regulated. There are more growers than packaging producers in our area.

Commissioner Allee attended CPUC forum April 14, 2018. The CPUC will continue working on bringing Broadband service to underserved areas. Starting our own Broadband Utility is a future possibility.

City Staff will take to City Council a Dig Once Ordinance to install broadband conduit so fiber optic can be added later.

Construction Pre-Apprenticeship recruitment program. If accepted the student will receive a stipend and the graduate is guaranteed an interview with the construction industry. There are five openings for Glenn County residents.

115th Online Community College. A new college created for a workforce that cannot go back to college due to jobs and family. Approximate date of first enrollment is 2019.

Commissioner Mitchell mentioned an officer appreciation event is being established to honor law enforcement for their courageous actions for public safety.

9. FUTURE AGENDA ITEMS.

- Apartment complex for Façade Improvement
- Promotion of Orland outside the area
- Community College effort - Allee

10. Adjourned 7:15

Respectfully submitted, Ann Butler, Secretary

Harvey Mitchell, Chairman

Orland Vacant Building Database

as of May 8, 2018

Address	Owner	Previous Use	Apparent Condition	Opportunity
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
704 Fourth St	Robert & Jan Walker 407 3rd Ave, Orland CA 95963 (530)865-2144	300 SF Various office space/retail	ready to lease	retail or Office
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
709 & 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
713, 715 & 717 Fifth St	Douglas & Mary Doss, 21180 Corning Rd, Corning CA 96021	8712 SF, 713 & 717 vacant, 715 Explozos	poor outside, ok inside	repair, remodel, rent or raze & rebuild
719 Fifth St	Teresa & Pedro Rosales, 27 E Swift Street, Orland CA 95963 (530)828-5398	1500 SF sewing office	poor	retail
501 Walker St	Belter Land Co LLC, P.O. BOX 1129, Orland, CA 95963	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, 1405 Fairview Street, Orland, CA 95963	3000 SF, Rio Arcade Bar	ok outside, poor inside	retail office, needs utility update
407 & 409 Colusa St	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	needs seismic, roof, floors, ADA etc.
508 Walker St	Dana, Serge, 512 Walker St., Orland, CA 95963	3000 SF Barbershop		
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	2000 SF, onsite parking, bank, insurance	good	any retail or office
117 Walker St	Del Castillo, 4169 Scottsdale Road, Lodi CA 95240 (209)368-9568	2500 SF onsite parking, restaurant, pawn shop	excellent	any retail or office
10 E Walker St	Donna Klobas ETAL, P.O. BOX 365, Orland CA 95963	3000 house + 3000 office, (Porter)	ok actively listed for sale	convert house to offices, multiple office tenants

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
152 E Walker St	Eddy Grewal, 160 E Walker Street, Orland, CA 95963	500 SF, retail in strip mall	good	retail
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	Café & retail, 3 doors	excellent	office or retail
1012 South St (shopping ctr)	Sonoma County Land Co(SLC) 6240 Montecito Blvd. Santa Rosa, CA 95409	?		office or retail
1022 South St (shopping ctr)	Sonoma County Land Co(SLC) 6240 Montecito Blvd. Santa Rosa, CA 95409	500 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
1038 South St (shopping ctr)	Sonoma County Land Co(SLC) 6240 Montecito Blvd. Santa Rosa, CA 95409	2000 SF offices Rock		offices
1037 South St (shopping ctr)	Sonoma County Land Co(SLC) 6240 Montecito Blvd. Santa Rosa, CA 95409	1000 SF, open church	good	retail
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
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-use for storage	retail
908 Sixth St (old office suites)	Steven Kodad ETAL, P.O. BOX 1925, Chico CA 95927	500 SF office	ok but windows broken	retail
902 Sixth St (old office suites)	Steven Kodad ETAL, P.O. BOX 1925, Chico CA 95927	1000 SF Country NRA offices	poor outside, ok inside	retail or offices
312 Seventh Street	John Gee, 312 Seventh St, Orland CA 95963 (530) 591-0220	smiley store	ok	retail

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May 1, 2018

From: Orland Economic Development Commission (EDC)
Harvey Mitchell, Chairman
David Allee, Brien Hamilton, Sean Kochems, and Joser Rosales

To: [property owner of vacant building]

Dear [property owner of vacant building]:

The Orland EDC is working with the City to identify properties like yours that are of potential benefit to the community yet currently sitting apparently vacant and idle. We are looking for solutions that will help you and help Orland be a more vibrant commercial environment.

The City recently increased its Façade Improvement Program partnership to allow dollar-for-dollar reimbursement up to \$1500.00 for improvements you make to the exterior of your commercial building. Many owners of commercial buildings are taking advantage of this limited-time, limited-budget offer from the City.

Additionally, \$35,000 per full-time equivalent (FTE) new employee (one @ 40 hr, 2 @ 20 hrs ea, etc) can be made available to you as a deferred payment low-interest loan for business reinvestment. Like Façade Improvement, City Hall has more info for you on this opportunity.

At the same time, you should be advised the City's code enforcement program is actively identifying properties out of compliance with the Orland Municipal Code which designates "dilapidated and dangerous buildings" a public nuisance; the City can and sometimes does require removal of the structure – at the property owner's expense -- in the interest of public health & safety. In some cases, the Orland Volunteer Fire Department is assisting demolition.

As local residents appointed to serve on the EDC, we are interested in finding out what obstacles you face in returning your vacant building to attractive appearance and productive use. We would like to work with you to find solutions. Please contact one of us today by calling _____.

Sincerely,

Harvey Mitchell
Commission Chair

CC: City Clerk