

CITY COUNCIL

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

CITY OF ORLAND

INCORPORATED 1909



CITY OFFICIALS

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

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ORLAND, CALIFORNIA 95963
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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, July 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).**
5. **CONSENT CALENDAR**

Approval of Economic Development Commission minutes for April 9, 2019.
6. **ITEMS FOR DISCUSSION OR ACTION**
 - a. Update on City's vacant building list.
 - b. Discuss 2019 Workplan.
7. **STAFF REPORTS**
 - a. Business & Development update.

Orland Economic Development Commission
July 9, 2019
Page 2

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 July 5, 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
April 09, 2019

1. CALLED TO ORDER: Chairman Rosales at 6:05 P.M.

2. PLEDGE OF ALLEGIANCE: Commissioner Hamilton

3. ROLL CALL:

Commissioners Present: Ron Lane, Brien Hamilton, Charles Gee, Joser Rosales, and David Allee
Staff Present: City Manager: Pete Carr and Secretary: Ann Butler
Others Present: Glenn County Community Development Director: Jody Samons
Chamber of Commerce President: Trish Saint-Evens,
Treasurer: Carolyn Pendergrass, Adm. Secretary: Cece Gunness,

4. ORAL AND WRITTEN COMMUNICATIONS

a. Citizen Comments: Ms. Samons

- Glenn County GMI Mixer at The Hive in Orland, April 18, 2019, 5 to 7 pm.
- Glenn County has applied for a USDA Grant for rural business development, Orland's Business Center, Bee Committee efforts, food producer's network, and for travel costs between cross-county networking projects.

b. Presentation:

Orland Area Chamber of Commerce Annual Update - Ms. Saint-Evens, President

- The Chamber members express their gratitude to EDC and the City for the support in the Chamber's successful progression amidst the Chamber's redirection.
- The Chamber is collaborating with the Bee City Committee in fulfilling the Honeybee Discovery Center fund raiser events. The first event will be for Honeybee Museum and Learning Center on June 22, 2019, on 5th Street, the old Hutson Building.
- The Chamber's temporary location is the Senior Center at 19 Walker Street

Ms. Pendergrass, Treasurer:

- Chamber has grown to 143 members, an increase of 37%.
- The Chamber is temporarily managing the Bee City Committee funds until they receive their 501(c)(3) status.
- The Chamber is shipping internationally for large local shippers. A large sum of shipping dollars goes out internationally from Orland; there were 99 "certificate of origin" international shipments last quarter from Orland.

Ms. Gunness, Administrative Secretary:

- Reorganizing the Chamber office and its files and is excited about being part of the Chamber's future.

5. CONSENT CALENDAR

The March 12, 2019 meeting minutes approved as ammended. M/S/U Hamilton/Gee

6. ITEMS FOR DISCUSSION OR ACTION

7. STAFF REPORTS – Mr. Carr

a. South Street Business opportunities

Mr. Carr led a discussion from an overhead aerial view presentation of currently occupied businesses and available space for new businesses at the Stony Creek Square Shopping Center on South Street. Pete summarized the City’s zoning along South Street which is acceptable for business opportunities with a mixture of residential, and high value commercial properties that are actively waiting for development. Mr. Carr mentioned the area has many positive attributes for a successful business to develop, an Ampla Health Center and railroad line are close by, opportunities for restaurants, and auto related businesses (already a strong product placement for the size of this City). A strong, consistent marketing strategy is needed to promote 80 acres of prime business properties on the west side of I-5 extending from South Street. The existing overpass on South Street is currently hard for large trucks to navigate; the cost to widen impedes the development of South Street.

b. Business Updates

Opportunity Zones. 3CORE’s new community investment program provides a potential partnership with the City of Orland to our community neighbors: Glenn County, Tehama, and Corning in preparing the prospectus investment tool.

With the engagement of our neighbors, the total costs will significantly reduce the preparation of the Opportunity Zone Prospectus Budget. The budget can be a pro-rated match for the costs of the total budget amongst the partners.

Mr. Carr’s recommendation for EDC to the City Council is to authorize up to \$12,000, \$9000 of that will be 2020 monies. That will include a pro-rated grant application fee of \$1500. The discussion followed on the potential partners and property owners buy-in into the OZ Prospectus Budget plan. Various ways of raising funds for the prospectus were generated by Glenn County potentially contributing grant money through a property study grant and to contact the City large property owners for \$1000 donation.

Motion: EDC recommends funding Opportunity Zone Prospectus Plan with the understanding of buy-in partnership and with land owner funding contingency.
M/S/U Rosales/Allee.

Commissioners Hamilton and Gee will represent EDC at the City Council meeting.

- Mr. Carr was approached by a resident expressing interest to open an indoor skating rink at the Stony Creek Square Center.
- City Council approved a lease purchase option for Next Level Fitness at 400 Mill Street.

Asian American Hotels Owners Association

Mr. Carr will attend this conference next month in San Jose to showcase the hotel business opportunities in Orland, and showed the Commission some of the materials being used to market Orland:

- I-5 property open for annexation.
- City utilities, easy-on, easy-off freeway access, traffic roadways run thru town, land that is or could be zoned Plan Development.
- The City allows developers to process quickly and simultaneously.
- Orland has high valued hotel property ready to build on

8. COMMISSIONERS REPORT

Commissioner Rosales:

- Health Inspection is holding up opening a business. Refer business owner to City Hall to help leverage County action.
- Will travel to Buffalo, New York to tattoo Buffalo Bills players.
- Rosales family will be part of the City of Orland's online video in May.

Commissioner Lane:

- April 20, 2019 Cars & Coffee event 9-11A.M at CVS.

9. FUTURE AGENDA ITEMS,

10. ADJOURN – 7:37 PM

Respectfully submitted,

Ann Butler, Secretary

Joser Rosales, Chair

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 Hotel	Royal 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 needs demolition, OVFD burn down, code enforcement case	
1206 Sixth St	Valley Rock Products, 241 E Shasta St, Orland CA 95963	800 SF, seasonal office	Bad-very dilapidated		
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	X

ORLAND ECONOMIC DEVELOPMENT COMMISSION - WORKPLAN 2019

	Project	Category	Commissioner(s) Assigned	Timeline
1	Entertainment Events/ Attractions	Community Development	Rosales/Lane	Ongoing
2	Broadband/Wi-Fi	Business Attraction	Allee	Ongoing
3	Local Products: Expansion and Sales & develop downtown	Business Retention	Hamilton/Gee	Ongoing
4	City Beautification	Community Development	Rosales	Ongoing
5	Workforce Development/Employment	Community Development	Allee/Rosales	Ongoing
6	Fees and hook-ups (cost to develop sewer/water fees)	Community Development	Hamilton/Gee	Ongoing
7	Cannabis	Community Development	Rosales/Allee	Ongoing

Adopted at February 12, 2019 meeting