

**CITY OF ANTIOCH
ECONOMIC DEVELOPMENT COMMISSION
REGULAR MEETING**

**Regular Meeting
6:30 p.m.**

**April 12, 2004
Third Floor Conference Room**

Chairman Holman called the meeting to order at 6:35 p.m. on Monday, April 12, 2004 in the Third Floor Conference Room.

ROLL CALL

Present: Commissioners Lanphere, Calderwood, Arndt, Agopian, Kalafate and
Chairman Holman
Absent: Commissioners Pfeiffer
Staff: Economic Development Director Uriyu
Minutes Clerk Debra Lawson

PLEDGE OF ALLEGIANCE

1. PUBLIC COMMENT

None.

2. APPROVAL OF MINUTES: March 15, 2004

Commissioner Lanphere stated that the spelling of her name was incorrect and that it should be spelled "Lanphere."

On motion by Commissioner Calderwood and seconded by Commissioner Agopian the Minutes of March 15, 2004 were approved with the amended change.

AYES: Commissioners Calderwood, Agopian, Lanphere and Holman

ABSTENTION: Commissioner Arndt

ABSENT: Commissioners Kalafate and Pfeiffer

3. RESTAURANT INCENTIVE PROJECTS

In speaking to the proposed restaurant projects in the downtown, Economic Development Director Uriyu stated that Staff had been instructed by Council to continue to explore applications from Brand 'n Iron Steakhouse and Gateway Grill in addition to Milano's Restaurant. Ms. Uriyu reported that additional information submitted from the two applicants indicated double the space for the Brand 'n Iron and a newer concept for the Gateway Grill with less emphasis on the night club.

Ms. Uriyu indicated per the Commission's request, she would bring up Commissioner Agopian's question and interest regarding the incorporation of a sit-down restaurant into their business park plan when she met with Mike Hurd and other representatives of Reynolds & Brown about other matters in the near future.

4. APPLICATION OF "FIRST TIME HOMEBUYER'S PROGRAM" FOR TEACHERS

Paul Heller, Antioch CDBG and Housing Coordinator, stated that the City does currently have a \$200,000 commitment for a First Time Home Buyer's Program, and that he is currently in negotiations with a non-profit organization that is headquartered in San Francisco to work out the additional details. He explained that at this point in the time the City did not have any specific criteria for a program, but only an allocation of funds with a general idea on how to structure the program. He noted that the type of program currently being explored was had to do with issues relating to criteria, sources and structure, and that the funding source would be derived from the Antioch Development Agency.

Maria Allioti, Redevelopment Administrative Analyst, City of Pittsburg, and a former employee of the City of Antioch, who was invited to provide an overview of the City of Pittsburg's new First Time Home Buyer's Program for teachers, explained the structure of the newly designed two-tiered program which allowed for loans to the public and forgiveness loans for Pittsburg teachers based upon 5% for each year of teaching tenure. Pittsburg committed \$750,000 from its redevelopment housing set-aside. She estimated that the program could provide approximately 20 loans at \$35,000 a piece for first time homebuyers' down payments.

Commissioner Kalafate arrived at 7:10 p.m.

Discussions ensued about the City of Pittsburg's program criteria, affordability issues, types of loans, and types of stipulations for qualifying applicants. The ability of schools to attract certified teachers was a quality of life issue when employers selected locations.

5. BUSINESS ENVIRONMENT SURVEY

Economic Development Director Uriyu provided a "final draft" synopsis of the Business Retention Visitation Program as well as a draft of a cover letter to business owners. Chairman Holman recommended that the Commission direct the Final Draft to the City Manager for review, wherein it then be forwarded to the City Council for their review. Ms. Uriyu distributed to the Commission a sample letter that would be addressed to business owners.

Commissioner Agopian felt it would be beneficial for the Commission to contact the press regarding this Survey to attract further attention to the importance of its purpose, as well as draw attention to the function of the Economic Development Commission (EDC). He further felt that this Survey should be labeled a "Business Environment Survey" or similar and not a "Business Retention Program" bringing a positive connotation to business. Along the same lines, Economic Development Director Uriyu also suggested the possibility of a "Business Climate Survey". Discussions ensued regarding the use of the local press in promoting the EDC's involvement in the initiation of the formal program within the community.

Economic Development Director Uriyu stated that the sub-committee would meet again to cover and address other important planning details.

6. UPDATE AND IMPROVEMENTS TO THE CITY WEBSITE

Commissioner Calderwood reported that this item has a report from staff involved in creating and maintaining the website would be reagendaized to the next regularly scheduled meeting.

7. Economic Development Commission White Paper

Chairman Holman stated that he had not met with Consultant Netter, but would be meeting with Economic Development Director Uriyu to finalize the White Paper and to move forward.

8. COMMENTS

- **Public**

None.

- **Commission**

Commissioner Lanphere requested that the issue of the Urban Limit Line be agendaized for a future meeting, in addition to obtaining additional information regarding its current status. She felt this warranted being an economic issue and felt that the EDC should get involved in some manner as to how they could best assist the City of Antioch.

Commissioner Agopian requested clarification regarding the First Time Homebuyer's Program, in terms of the program's current status. Commissioner Arndt stated that he did support this program, but felt that the EDC should not spend a large amount of time moving it forward and that it be sent onto the City Council for review. Economic Development Director Uriyu stated that she would compose a letter from the Commission to the City Manager (with a copy to the City Council) to encourage that this issue move forward and that additional monies be added next year.

- **Staff**

Economic Development Director Uriyu stated that she had been working on issues related to building infrastructure to support and assist crucial small business development in Antioch. She noted that a contract had been drawn between the City and the Chamber of Commerce in which the Chamber had been asked to provide a one-stop point of a variety of vital services for the small business community. Economic Development Director Uriyu said that this was just another aspect of getting people off of the roads by assisting 'converting commuters to business owners.'

Commissioner Lanphere explained the City of Antioch Chamber of Commerce's involvement in supporting new businesses within the community.

Economic Development Director Uriyu requested the formation of an advisory group from Commission members to address development of a Marketing Plan. Commissioners Arndt, Lanphere, and Agopian volunteered.

9. Adjournment

On motion by Commissioner Arndt and seconded by Commissioner Lanphere, the Economic Development Commission adjourned at 8:50 p.m. to the next scheduled meeting on April 26, 2004.

AYES: Calderwood, Lanphere, Arndt, Kalafate, Agopian and Holman

ABSENT: Pfeiffer

Respectfully Submitted,

Debra Lawson
Minutes Clerk