

City of Antioch
Economic Development Commission
MINUTES

Regular Meeting
Tuesday, September 3, 2013
6:00 p.m.
City Council Chambers

Vice Chair Wright called the meeting to order at 6:06 p.m. on Tuesday, September 3, 2013, in the City Council Chamber.

ROLL CALL

Present: Chair Wright, Vice Chair Archuleta, Commissioners Asadoorian, Donisanu, Parhams, Parsons and Thorpe
Absent: None
Staff Present: Economic Development Director Fitzner and Economic Development Analyst Nunnally

PLEDGE OF ALLEGIANCE

Commissioners approved the prior-meeting minutes 6-0-1 (Asadoorian abstained).

New commissioner Richard Asadoorian introduced himself and the Commission welcomed him.

For item 3, the Four Focus Areas, Vice Chair Archuleta asked that the EDC clarify the members of each sub-committee. During discussion of item 3.a., Archuleta posed the question, *How can the commission propose a revitalization initiative in the community?* and stated that the Strategic Plan should tie together the four focus areas. Commissioner Donisanu stated that he felt the approach should be community oriented because it's historically been top-down rather than bottom-up as proposed, citing China as an example of centralized planning and its resultant "ghost cities".

Chair Wright discussed AB 790, which seeks to provide a linked-learning approach for every California public school student. Archuleta announced that Congressman George Miller would be speaking at the East Bay Leadership Council, stated that he believes workforce development starts in K-12 and mentioned that community colleges are also looking at workforce development.

During discussion of item 3.c.i., sub-committee chair Parsons indicated that Frazier's bill, AB 935, didn't pass so there will still be no member of Contra Costa or San Mateo counties on the WETA board, and she asked about Fulton Shipyard as a possible Ferry Terminal location.

For item 3.c.ii., Commissioner Parhams recounted details of her walk with Frazier and the most common feedback the group received from Rivertown business owners. Parsons asked if there was a quota for barber shops or tattoo parlors and Nunnally replied that there are not, and that market factors tend to address the issue of oversaturation of a single type of use. Wright opined that getting rid of vacancy was more important than denying these types of businesses from opening in the downtown, and cited the Use Permit process as an area of frustration for some owners. Parhams stated that a Rivertown business owner said it took nine months to move their insurance business and Wright discussed Design Review, Use Permits and the perceived homeless issue, as well as the "Pop-Up Hood" movement occurring in Oakland. Wright went on to discuss an EC²/County partnership that was established to work on the Northern Waterfront Development Initiative, which has plans to meet on November 6, 2013 at the Antioch Community Center. Wright went on to say that the next EC² "5th Tuesday" meeting will be held October 29, 2013 at the Byron Airport, and that the Antioch Chamber of Commerce will be holding a Business Expo at Somersville Towne Center on November 2, 2013.

For item 3.d.i., Parsons asked Staff if NRG had offered an extension for the community benefit pledge for completion of the Northeast Annexation and Staff responded that neither had specific knowledge of the latest negotiation details surrounding the annexation and tax transfer agreement. Commissioner Thorpe indicated that the endowment idea is extremely difficult due to a lack of funding, and expressed that the endowment idea is probably not realistic. Donisanu asked if there was any economic development funding included in the NE Annexation and Fitzer answered that there's a \$100K set aside per year for the five years following completion of the annexation.

During discussion of item 4, Fitzer stated that the initial Community Café would be for Boards/Commissions and that the EDC would play a significant, though not yet well-defined, role in the exercise. Donisanu suggested that after the community meetings the EDC could present resolutions and recommendations to the Council. Archuleta stated that as a "new" commission, he recommended that the EDC's efforts should dovetail with the process of the Strategic Plan, not buck it.

Donisanu tabled item 5 indefinitely, though Parhams asked if the EDC could agendaize for discussion the notion of bringing in an intern to serve as Minutes Clerk and Fitzer and Nunnally agreed to check with the City Attorney regarding the legality of doing so.

During Staff comments, Fitzer suggested that the topic of meeting frequency be discussed as an item on the October agenda.

Chair Wright announced that the next regular meeting would be held on Tuesday, October 1, 2013, at 6:00 p.m. in the City Council Chambers and adjourned the regular meeting of the Economic Development Commission at 7:30 p.m.