



ECONOMIC DEVELOPMENT COMMISSION REGULAR MEETING MINUTES

Tuesday, April 9, 2024

CALL TO ORDER - The meeting was called to order by Chairperson Lane at 6:01 pm.

PLEDGE OF ALLEGIANCE

ROLL CALL

Commissioners Present:	Ron Lane, Brandon Smith, Dennis Hoffman and Dee Dee Jackson
Commissioners Absent:	Russell Pierce
Councilmembers:	Jeffrey Tolley
Staff:	Pete Carr, Jennifer Schmitke

ORAL AND WRITTEN COMMUNICATIONS – None

CONSENT CALENDAR

A. Approval of Economic Development Commission Minutes from March 12, 2024

ACTION: Commissioner Hoffman moved, seconded by Vice Chairperson Smith to approve consent calendar as presented. Motion carried by a voice vote, 4-0.

ITEMS FOR DISCUSSION OR ACTION

A. Follow-up Discussion: Vacant Building List

Mr. Carr and the Commission evaluated the revised list of vacant buildings and lots in Orland. The commissioners deliberated on approaches to engage with the property owners. They reviewed a draft letter offering city incentives and approved it without modifications. Commissioners requested that City Staff initiate the process by sending certified letters to the owners of the vacant properties.

Vice Chairperson Smith shared that he has already spoken with one of the property owners and has scheduled a meeting to discuss the owner's plans for the building in the near future.

Chairperson Lane inquired about the city's policies regarding building condemnation. Mr. Carr explained that cities have the authority to condemn a building if it poses an immediate health or safety risk. He also mentioned that there are currently two active code enforcement cases involving local businesses.

Mr. Carr addressed the Commissioner's questions about the designation of historic buildings and the creation of historic districts. He explained that property owners may qualify for specific tax incentives when they invest in the rehabilitation of these properties. While historic sites attract visitors, they can also limit property owners' ability to make improvements. The designation of historic districts requires

compliance with both state and local regulations, including the establishment of a board or commission with the authority to review proposed alterations to structures within the district.

Commissioner Jackson expressed her concerns about historical buildings being demolished or altered in a way that does not align with the aesthetic of the area.

The Commissioners agreed that the casual use of the term "district" is preferable, as it allows downtown businesses to refer to the area as "the shopping district" rather than a registered historic downtown district. This distinction helps business owners avoid obligation of self-governance and taxation burdens. The Commissioners noted their anticipation for the upcoming special visioning meeting with City Council and staff on April 23rd.

Mr. Carr mentioned that he would inform the Council about the letters and seek their input before City staff proceed with sending them out.

STAFF REPORTS

A. Business and Economic Development Updates

Mr. Carr briefly shared business updates including:

- Subway is now back open;
- Woodward Family apartments now fully open and filled;
- Liberty Bell senior apartments on 6th Street should be opening soon;
- CHIP Housing application process received 900 applications for 62 lots.

CHAMBER UPDATES

Chamber President/Commissioner Jackson shared a few upcoming events including:

- Spring Farmers Market will be starting on May 3rd;
- The fair parade will be on May 18th;
- Glenn Grows will be partnering with ChicoSTART to have a Lunch and Learn workshop (social media skills) at Glenn Success Square April 15th;
- Chamber will be attending the May 7th City Council meeting to provide a quarterly update.

COMMISSIONER REPORTS

- Chairperson Lane: Will be attending "Cars and Coffee" which will be located at Old Bags Bakery on the 2nd Saturday of each month at 8 am.
- Commissioner Smith: Nothing to report.
- Commissioner Jackson: Attended the Bruno Lima Brazilian Jui Jitsu ribbon cutting on April 6th and shared that Small Town Vintage will be at Memorial Hall April 27th.
- Commissioner Hoffman: Nothing to report.

FUTURE AGENDA ITEMS

- Commissioners deliberated and decided to change the time of the monthly meetings to 4:00 PM and to keep meeting in Carnegie.

ADJOURN – 7:12 PM

Respectfully Submitted,

Jennifer Schmitke, Commission Secretary

Ron Lane, Chairperson