

**STANISLAUS COUNTY
ECONOMIC DEVELOPMENT ACTION COMMITTEE (EDAC)**

Wednesday, February 6, 2020, 4 p.m.
Tenth Street Place
1010 10th Street, Human Relations Training Room (Suite 1017)
Modesto, CA 95354

Meeting Minutes

Members Present: Supervisor Jim DeMartini (District 5/Seat 1); Steve Hallam (Ceres/Seat 2 – alternate); Harold “Bud” Hill (Hughson/Seat 3); Doug Ridenour (Modesto/Seat 4); Thomas Powell (Waterford/Seat 8 – alternate); Cherilyn Bairos (Oakdale/Seat 9); Joshua Naranjo (Patterson/Seat 10); Jeff Rowe (District 2/Seat 12); Cecil Russell (District 4/Seat 14); Harpreet Singh (Community/Seat 15) [arrived after approval of Minutes]; Bob Hondeville (Community/Seat 20); David White (Community/Seat 21)

Members Absent: Representatives of Newman/Seat 5, Riverbank/Seat 6, Turlock/Seat 7; Katrina Kidd (District 1/Seat 11); Rosalinda Vierra (Community/Seat 16); Dillon Olvera (Community/Seat 18). Vacant: District 3/Seat 13; Community/Seat 17; and Community/Seat 19

Others Present: Tera Chumley (Outgoing Secretary/Chief Executive Office); Kelly Covello (Incoming Secretary/Chief Executive Office); Jaylen French (City of Modesto); Jose Ibarra (Applicant – Community/Seat 19)

Call to Order

The meeting was called to order at 4:02 p.m. by Committee Chair, Jeff Rowe. Jeff reminded members their attendance at these meetings is important to establish a quorum and conduct business. In consideration of everyone’s time, please respond to the e-mails confirming attendance; if something changes, please let Sheryl or Kelly know.

A quorum of members to conduct business was present – 12 (Quorum = 12).

Public Comment Period – No one from the public was in attendance.

I. Welcome and Introductions

- a. Committee Chair, Jeff Rowe, welcomed everyone to the meeting; those in attendance introduced themselves.

II. Approval of Minutes of June 4, 2019

Minutes may be voted on by those Members in attendance at the date of the Meeting (Voting Members Present: Supervisor Jim DeMartini, Harold “Bud” Hill, Jeff Rowe, Bob Hondeville, Cecil Russell, Jaylen French)

A quorum of members attending the June meeting was not established (Quorum = 9 | 15); consequently, the Minutes were not approved.

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III. Approval of Minutes of **November 6, 2019**

Minutes may be voted on by those Members in attendance at the date of the Meeting (Voting Members Present: Supervisor Jim DeMartini, Harold “Bud” Hill, Doug Ridenour; Cheryl Bairo, Joshua Naranjo, Cecil Russel, and David White.)

A quorum of members attending the November meeting was established (Quorum = 7 | 12).

Motion to approve the Minutes of **November 6, 2019**.

Motion: Hill | Second: Bairos | Unanimous (7 | 12) | Abstain: Harpreet Singh arrived after approval of Minutes

IV. Officer Succession – Discussion and Motion on Selection of Chair and Vice Chair

Due to the resignation of the previous Chair (Member Ron Jackson), the current Vice-Chair, (Member Jeff Rowe), assumed the role of Chair at the February 21, 2018 meeting. Per the Rules and Regulations (Board approved 1/13/09), “A member shall not serve as Chair for more than two consecutive years...”; Member Rowe has served two consecutive years as the Chair since being elected at the May 29, 2018 meeting.

Chair Rowe opened the floor for nominations. Member Ridenour moved to nominate Member Harold “Bud” Hill, Hughson Representative/Councilmember, as the next Chair; there were no other nominations. Member Hill accepted the nomination; he will assume the Chair role at the next meeting scheduled in May.

Motion to approve Harold “Bud” Hill as the Chair for the next two years.

Motion: Ridenour | Second: Bairos | Unanimous (12) | Abstain: None

Chair Rowe called for nominations for the Vice-Chair. Per the Rules and Regulations (Board approved 1/13/09), “A member shall not serve as Chair ... or Vice-Chair for more than two consecutive years.” Member Jim DeMartini has been serving as Vice-Chair since elected at the May 29, 2018. Member DeMartini moved to nominate Member Doug Ridenour, City of Modesto Representative/Councilmember, as Vice-Chair; there were no other nominations. Member Ridenour accepted the nomination; he will assume the Vice-Chair role at the next meeting scheduled in May.

Motion to approve Doug Ridenour as the new Vice Chair starting at the next meeting in May.

Motion: DeMartini | Second: Russell | Unanimous (12) | Abstain: None

V. Secretary Report:

Outgoing Secretary/CEO Representative, Tera Chumley, introduced Kelly Covello as the new CEO Representative and Secretary for this Committee.

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a. Comprehensive Economic Development Strategy (CEDS) 2020-2025

Secretary Covello distributed a sample model/template for the 2020-2025 Stanislaus County Comprehensive Economic Development Strategy (CEDS) document format and requested feedback from the Committee. The CEDS document is updated annually with major updates every two years. This was a good opportunity to give the document a face lift to have a cleaner more user-friendly format. This new design, which contained placeholders for content and an interactive table of contents in this example, will have an improved professional appearance including more pictures of the region, headers/footers, and tables/graphics, etc. Kudos to April Potter, Opportunity Stanislaus, for the new format.

Member White explained the document serves as a tool to guide the EDAC to achieve economic development goals and will be used to pursue/leverage federal funding/economic development assistance through the Economic Development Administration (EDA) by detailing the socio-economic overview of Stanislaus County and providing a statement of need including challenges such as, affordable housing/housing shortage, commuter patterns, and workforce availability (finding skilled workers). Members discussed contents and specific updates including promoting Opportunity Zones – as these are successful target areas given priority treatment for EDA funding.

The next step will be for County staff to work with Opportunity Stanislaus in updating all tables and data along with the updated information from the Cities to present at the May meeting. Ms. Chumley mentioned the Word document will be sent to the cities to allow for updates; she requested additional pictures to incorporate into projects.

Secretary Covello outlined the timeline: City portion will go out by end of February; City updates should be received by March for compiling in early April; the draft will be sent out for an in-depth review and final edits at the May meeting. She reminded members the CEDS document expires June 30th and will be approved at the Board of Supervisors meeting in early June.

Note: The current (2019-2024) CEDS is available on the County Economic Development webpage: <http://www.stancounty.com/ceo/econ-dev/pdf/ceds.pdf>

b. Committee Vacancies

Ms. Chumley reported there are currently three vacancies on this Committee:

- District #3/Seat 13 (previously held by Jon Rodriguez – Agriculture)
- Community/Seat 17 (previously held by Jennifer Carter – Utilities)
- Community/Seat 19 (previously held by Lance Boullion – Private individual/business owner)

Applicant, Jose Ibarra, was in attendance; Mr. Ibarra submitted an application that meets the Community Member (Seat 19) qualifications and is being processed for appointment. Member White mentioned a potential candidate for District #3 or Community Member; he will reach out to the individual.

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The Committee is seeking representation from developers, utilities, post-secondary education, and private-sector executives/key decision-makers for the remaining two vacancies. The application is available on the Clerk of the Board's website: <http://www.stancounty.com/bos/b&c/on-line-application.pdf>

VI. Form 700 – 2019/2020 Statement of Economic Interests

- a. Leaving Office/Assuming Office
- b. Annual

Ms. Swartz reminded members the filing deadline for Form 700 is April 1, 2020. Several members have already filed their annual Form 700. If filing a hard copy, a wet signature is required; for electronic filing, the filing stamp is considered the authorized/certified signature. Electronic filing is available through the County eDisclosure system: <https://efiler.stancounty.com/eDisclosure/>

There is an option for filing with multiple committees on one form by listing those committees on a separate page or replacing the cover sheet for the specific committee.

Update since the February meeting: On March 26, 2020, the Fair Political Practices Commission (FPPC) issued a Press Release extending the annual Form 700 filing deadline from April 1st to June 1st. Annual Form 700s filed by June 1st will be considered timely. The Press Release may be found on the FPPC website at: <http://www.fppc.ca.gov/media/press-releases/2020-news-releases/press-release-extend-form700.html>

VII. Roundtable Discussion – Update on Economic Development Administration (EDA) Projects

- Opportunity Stanislaus/Dave White – Member White shared their EDA grant application process and fiscal arrangements with MJC as their fiscal agent; MJC was selected to serve in this capacity due to staffing, experience, and cash flow ability. He provided some tips for the EDA grant application process, and explained EDA is a reimbursable program to pay vendors and that applicants must have cash flow ability to handle payments.

Dave mentioned the Graffiti Museum and the Children's Museum would be possible candidates as these projects will bring jobs to the area. The challenge is to find a local match, though the applicant may use local match or a loan to leverage EDA grant funds. Tourism is not considered eligible. Dave offered their expertise/experience to assist in the application process.

Member Russell mentioned his team is looking at working with MJC for technical/auto mechanic and would be interested in discussing with Dave. Fastest growing/high demand positions would elevate potential.

- City of Modesto/Jaylen French – Mr. French reported the City has pulled away from the fiber optics grant – approximately a \$10 million project and EDA would only be \$50 million – fiber was already in the ground to utilize and the City has found a better way to work with vendors for a win/win benefit. The City is starting to research some

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potential opportunities, including an airport project to transition to different uses, and is considering applying for an EDA grant once a project has been identified.

- Patterson – Keystone/Jeff Rowe – Member Rowe mentioned a vacant warehouse/shell building on Speck Road and suggested the possibility of equipping the building with specialized equipment may attract business to use the building.
- Crows Landing Airbase/Crows Landing Industrial Business Park (CLIBP) – Supervisor DeMartini reported the County continues working on the airbase engineering and storm drains with CEQA mitigation underway. Secretary Covello mentioned the video and prospectus are available on the CLIBP website: <http://crowsbizpark.biz/>

Member White noted that an Enhanced Infrastructure Funding District (EIFD) has been created for funding of infrastructure. EIFDs are a separate district established pursuant to California Government Code 53398.50 et. seq. for the sole purpose of financing public facilities or other projects using Tax Increment Financing (TIF), which is the process of capturing increases in property tax generated by development for investing in infrastructure. The EIFD may fund the planning and design work that is directly related to the purchase, construction, expansion or rehabilitation of property. Funds may be used for a variety of infrastructure improvements. For the proposed CLIBP EIFD, Stanislaus County would be the only affected taxing agency; school districts are not allowed to participate in EIFDs.

VIII. Other Information

a. Upcoming Meetings:

- 2020 tentative meeting schedule:
 - Thursday, May 7*
 - Thursday, November 5

All meetings will be held at 4 p.m. in Suite 1013 (HR/Training Room located on the first floor between the elevators).

***Update since the February meeting:** In accordance with health and safety orders issued by the Governor for Brown Act meetings during the COVID-19 emergency, the May 7th meeting will be held via Skype/Conference call. Information will be sent out to members the week prior to the meeting.

IX. Adjournment – There being no further business, the meeting was adjourned at 4:46 p.m.

Respectfully submitted,
Sheryl Swartz, Confidential Assistant
Chief Executive Office