

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

Thursday, March 7, 2019, 4 p.m.  
Tenth Street Place  
1010 10<sup>th</sup> Street, Basement Training Room (B300)  
Modesto, CA 95354

**Meeting Minutes**

**Members Present:** Toby Wells (Ceres); Harold “Bud” Hill (Hughson); Doug Ridenour (Modesto); Joshua Naranjo (Patterson); Sean Scully (Riverbank) (arrived after approval of Minutes); Maryn Pitt (Turlock Alternate); Cherilyn Bairos (Oakdale); Jeff Rowe (District 2); Supervisor Jim DeMartini (District 5); Harpreet Singh (Community); Bob Hondeville (Community); David White (Community); Dillon Olvera (Community)

**Members Absent:** Representative of Newman; Katrina Kidd (District 1); Cecil Russell (District 4); Rosalinda Vierra (Community); Jennifer Carter (Community). Vacant: District 3/Seat 13 and Community/Seat 19

**Others Present:** Becky Arellano (Turlock appointment); Tera Chumley (Secretary/Chief Executive Office); Jaylen French (Economic Development, City of Modesto); Charlie Haase (Chief Information Officer, City of Modesto); April Potter (Opportunity Stanislaus); Elizabeth Talbott (Waterford appointment); Bryan Whitemyer (Oakdale City Manager)

Call to Order

The meeting was called to order at 4:01 p.m. by Committee Chair, Jeff Rowe.

A quorum of members was present.

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
  - New Members: Dillon Olvera, Beard Land (Community/Seat 18 replacing Ron Jackson) appointed 12/18/18; Toby Wells (Ceres Primary) and Steve Hallam (Ceres Alternate) appointed 2/5/19

II. Approval of Minutes of **November 28, 2018** Meeting

A quorum of members attending the November meeting was established.

*Minutes may be voted on by those Members in attendance at the date of the Meeting (Voting Members Present: Toby Wells, Harold “Bud” Hill, Doug Ridenour, Maryn Pitt, Cherilyn Bairos, Jeff Rowe, Supervisor Jim DeMartini, Harpreet Singh, Bob Hondeville, David White, and Dillon Olvera)*

Motion to approve the Minutes of November 28, 2018.

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Motion: Pitt | Second: Ridenour | Unanimous (11 | 13) | Abstain: Joshua Naranjo (not in attendance); Sean Scully (arrived after vote)

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

Chair, Jeff Rowe, has been serving as the Chair and Supervisor DeMartini as Vice-Chair since elected at the May 29, 2018 meeting. Chair Jeff Rowe opened the floor for nominations. Member White moved to nominate Jeff Rowe to continue serving as Chair; there were no other nominations. Jeff accepted the nomination.

Motion to approve Jeff Rowe to continue as Chair for another year.

Motion: White | Second: DeMartini | Unanimous (13)

Chair Rowe called for nominations for the Vice-Chair. Member Ridenour moved to nominate Jim DeMartini to continue serving as Vice-Chair; there were no other nominations. Supervisor DeMartini accepted the nomination.

Motion to approve Supervisor Jim DeMartini as Vice Chair for another year.

Motion: Ridenour | Second: Pitt | Unanimous (13)

IV. Secretary Report:

a. Comprehensive Economic Development Strategy (CEDS) 2019-2024

Secretary Chumley thanked April Potter, Opportunity Stanislaus, and Kelly Covello, Chief Executive Office, for their assistance in this deeper dive update. Ms. Chumley reviewed the updated 2019-2024 CEDs document and highlighted those updates as outlined below:

- Membership – the Roster will be updated after Board approval of new members at March 19<sup>th</sup> meeting (based on roster dated 2/5/19).
- Economy (Page 4) – the Unemployment Rate has decreased, yet Stanislaus County jobless rate is nearly twice as high as the national average.
- Commuter Lifestyle (Pages 4-5) – the County will be funding a Commuter Study – those objectives are included in this document; once completed (early 2020), the results will be incorporated and be used to form our local economic and workforce development strategies. The purpose of the survey is to address skills gaps and potentially meet existing workforce needs in Stanislaus County. Keith gave an overview of the previous tri-county study in 2001 (camera at top of Altamont Pass) – this survey will be specific to Stanislaus County commuters.
- Housing/Affordability (Pages 6-7) – housing prices have increased while availability of affordable housing has diminished making housing less affordable for younger workers.
- Per Capita Income/Unemployment (Pages 7-9) – five-year average (2013-2017) – slight increase in Stanislaus County; this increase is in line with US.
- Education/Workforce Development (Page 10) – increase in non-government and private non-farm jobs over last year; slight decrease in farm employment sector.

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- Industry – Major Manufacturing & Non-Manufacturing Employers (Pages 11-13) – decrease in agriculture businesses and increases in manufacturing businesses.
- Population (Page 13) – projections out to 2038 show a slight increase at 23%.
- Taxable Sales (Page 14) – the statistical tables did not change as the tables previously used have been discontinued by the California Board of Equalization; we are seeking another resource for this data.
- SWOT Analysis (Page 16-17) – Strength: Stanislaus County ranked higher in agriculture production (#5 up from #7); Opportunities: added Opportunity Zones; Threats: added potential economic downturn (historical), lack of affordable housing, and potential loss of local canneries
- Performance Measures (Pages 18-22) – added new section to include indicators used to gauge overall health of Stanislaus County economy: Unemployment Rate, Poverty Rate, Job Growth Rate, Agricultural Harvested Acres and Value. Members prefer to see charts placed before the narrative rather than after.
- Local Profiles & Projects (Pages 23-65) – received several updates from Cities; for those not submitting, the previous document was used. Major Employer charts were updated, please review to ensure information in tables for specific cities is correct.
- Regional Economic Development Initiatives (Page 66) – new section added to the document – this section will include collaboration/partnership or addressing projects/community issues with a regional challenge, such as water. “Regional” was defined as a collective of more than one of the communities in the room. Members discussed ideas and suggestions to include in this section.
  - Ceres City Manager, Toby Wells, mentioned a collaboration JPA between Ceres and Turlock, potentially other communities (Ceres and Turlock did not include in their portion of the document)
  - Regional Tourism Roundtable

Ms. Chumley requested input on what members would like to see included in this document. Members discussed eliminating a few comparison counties, adding other counties for comparison or compare/contrast to state/statewide average. Members agreed to compare to State.

Additional suggestions:

- Add a “hot sheet” with bullet points to place on top of the document for quick read.
- Add Racor Division/Parker H Annifin Corp

Keith suggested members review the draft for discussion/approval at the next meeting. Changes should be submitted to Tera by April 30<sup>th</sup> to allow ample time to update and include information for the next meeting. Members requested the Word document specific to their city to redline.

Once the document is approved by this Committee, the next step is to then present to the Board of Supervisors for adoption by end of June to have a final document for the new fiscal year (current document expires June 30). The approved document will be sent to EDA representative, Wil Marshall, for certification.

Chair Rowe commented the document was well done, informative, and interesting – kudos to those who worked on the project.

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b. Committee Vacancies

Secretary Chumley reviewed the vacancies based on the February roster. There are currently two vacancies: District 3/Seat 13 (Supervisor Withrow) (vacated by Jon Rodriguez representing Minority Group), and Community/Seat 19 (previously held by Lance Boullion representing the Private Sector). Supervisor Withrow did not have a recommendation from his district. Staff from MJC did reach out and Tera sent info; she has not received a response. Supervisor DeMartini will follow up. If members know of potential candidates that meet membership criteria, please direct them to Tera.

Note: Member criteria and composition of committee are listed on the EDAC Fact Sheet. The application is available on the Board of Supervisors website under Boards, Commissions and Special Districts: <http://www.stancounty.com/board/boards-commissions.shtm#e>

V. Form 700 – 2018/2019 Statement of Economic Interests

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

Secretary Chumley reminded members their Form 700 is due by Monday, April 1. The online filing system is available and will continue to send reminders until the form has been filed. The Clerk of the Board will also accept an original/wet signature hard copy to upload into the e-file system. Ms. Chumley reminded members if they resign, a leaving office form is still required.

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

- Opportunity Stanislaus/Dave White – VOLT Institute expansion project has cleared the first hurdle for the \$1 million grant from the State; the funds are currently in escrow/MJC bank account. Dave anticipates a decision by end of the month. This has been quite a laborious process and valuable learning experience. He offered their experience/assistance with those applying for grant funds. These grant funds enable a program expansion to meet the skill gap demands of industry by training 200 people a year. The Volt Institute is a regional manufacturing training program in partnership with Modesto Junior College (MJC) and Stanislaus County Office of Education (SCOE) located at the newly renamed Tom Changnon Center (former Modesto Bee building).
- City of Modesto/Charlie Haase – The Fiber Optic Ring project team meets weekly; a rough draft narrative is in the CEDS document. The City has been working with Wil Marshall for grant funding; they have also reached out to the City of Hayward who was awarded \$2.7 million for a similar project. The City is working on solidifying city assets available to leverage (traffic lights, existing fiber, etc.) for this project. Additionally, they are working on job creation projections – goal is 200 + job projections.
- City of Oakdale/Cherlyn Bairos – The City is considering a possible EDA project to develop a plan to take advantage of the tourist traffic passing through Oakdale by creating river access at Kerr Park to increase river rafting and other river/water sports.
- Stanislaus County/Supervisor DeMartini – The County anticipates releasing an RFP within the next month for the Crows Landing Industrial Business Park storm drains and roads infrastructure design. \$22 million has been committed to the project.

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- City of Turlock/Becky Arellano – Google and Adobe are putting in new headquarters in San Jose and bringing 10,000 new jobs to the area which they expect will bring employees to live in Stanislaus and San Joaquin Counties.
- City of Riverbank/Sean Scully – The City is on the eve of approval of \$175 million ethanol plant at the Riverbank Industrial Complex (former Ammo Plant), anticipates 150 jobs to start. Dave White mentioned an upcoming event for Opportunity Stanislaus that will be held at this facility (info below).

**VII. Other Information**

- a. Upcoming Meetings:
  - Tentatively scheduled for Tuesday, June 4, 2019, 4 p.m., Basement Training Room (B300). Normally these meetings are on Thursday; however, Tera is out of the office. She asked members if there are any conflicts: Modesto City Council meetings are held on Tuesday evenings. Tera will identify some potential dates/times and send out a Doodle Poll.
- b. The Wizard of OS – Celebrate Stanislaus Event at the Riverbank Industrial Complex, Tuesday, March 19, 11:30 a.m.-1 p.m. – Lunch and Awards Celebrating the Heart, Courage and Brains of Local Business hosted by Opportunity Stanislaus.

**VIII. Adjournment – There being no further business, the meeting was adjourned at 5:06 p.m.**

Respectfully submitted,  
Sheryl Swartz, Confidential Assistant  
Chief Executive Office