

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

Wednesday, May 7, 2020, 4 p.m.
Skype Teleconference

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); Laroy McDonald (Newman/Seat 5), Marisela Garcia (Riverbank/Seat 6 – Alternate); Maryn Pitt (Turlock/Seat 7 – Alternate*); Elizabeth Talbott (Waterford/Seat 8); Joshua Naranjo (Patterson/Seat 10); Katrina Kidd (District 1/Seat 11); Jeff Rowe (District 2/Seat 12); Cecil Russell (District 4/Seat 14); Harpreet Singh (Community/Seat 15); Rosalinda Vierra (Community/Seat 16) [departed meeting @ 4:30 p.m.]; Dillon Olvera (Community/Seat 18); Jose Ibarra (Community/Seat 19^); Bob Hondeville (Community/Seat 20); Dave White (Community/Seat 21)

Members Absent: Representative of Oakdale/Seat 9

Vacant Seats: District 3/Seat 13 and Community/Seat 17

Others Present: Kelly Covello (Secretary/Chief Executive Office); Amy Bublak (Turlock/Seat 7 – Primary*); Jaylen French (City of Modesto**); Thomas Powell (Waterford/Seat 8 – Alternate^); Christine Schweininger (Guest)

Call to Order

The meeting was called to order at 4:05 p.m. by Committee Chair, Harold “Bud” Hill. Members were informed of the meeting protocol for this Skype/teleconference meeting.

Public Comment Period – No one from the public had indicated interest in submitting a comment.

I. Roll Call (Verbal)

A quorum of members to conduct business was present on the conference line – 1 (Quorum = 12).

*Amy Bublak, Turlock Primary, assigned her voting privilege to Alternate, Maryn Pitt.

II. Welcome and Introductions

Committee Chair, Bud Hill, welcomed everyone to the meeting; those participating via Skype introduced themselves.

- a. New Members: Mayor Amy Bublak/Seat 7 (Turlock Primary replacing Elizabeth Talbott) appointed 4/21/20; Jose Ibarra, Community/Seat 19 appointed 2/25/20; Tom Westbrook, Ceres City Manager/Seat 2 (Ceres Primary replacing Toby Wells) appointed 5/5/20

III. Approval of Minutes of **June 4, 2019**

Roll call: A quorum of members attending the June meeting was established (Quorum = 9 | 15 – **includes Jaylen French [City of Modesto – Seat 4 proxy])

STANISLAUS COUNTY
ECONOMIC DEVELOPMENT ACTION COMMITTEE (EDAC) – MINUTES
May 7, 2020
Page 2

*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, Jaylen French**,
Marisela Garcia, Elizabeth Talbott, Katrina Kidd, Jeff Rowe, Cecil Russell, Harpreet
Singh, Dillon Olvera, and Bob Hondeville)*

Motion to approve the Minutes of **June 4, 2019**.

Motion: Rowe | Second: Russell | Unanimous (11 | 15) | Abstain: those not in attendance
at the 6/4/19 meeting

IV. Approval of Minutes of **February 6, 2020**

Roll call: A quorum of members attending the February meeting was established
(Quorum = 8 | 13 – ^includes Thomas Powell [Waterford/Seat 8 – Alternate] and new
member Jose Ibarra [Community/Seat 19]).

*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,
Joshua Naranjo, Cecil Russel, Harpreet Singh, Dave White, Jeff Rowe, Bob Hondeville,
Steve Hallam, Thomas Powell and Jose Ibarra.)*

Motion to approve the Minutes of **February 6, 2020**.

Motion: Hill | Second: Hallam | Unanimous (12 |13) | Abstain: those not in attendance at
the 2/6/20 meeting

V. Action Item:

- a. Approval of the 2020-2025 Stanislaus County Comprehensive Economic
Development Strategy (CEDS)

Reminder, the purpose of this document is for use in applying for EDA funding
opportunities for Stanislaus County, not for business attraction.

Secretary Covello thanked April Potter/Opportunity Stanislaus for her assistance in
developing the new format and updating the document. A preliminary draft was sent
to the members for review on 4/27. Suggestions received by Monday, 5/4 were
incorporated and the updated document was resent on 5/5 for review and discussion
at this meeting. Kelly noted the new format included an interactive Table of Contents
in the pdf document, as well as larger font and more visuals (photos, tables and
figures), making the document easier to read. She reviewed the new content
contained in the updated version of the document:

- Page 9, Commuter Lifestyle – we are continuing to work with the Workforce
Development Department and RDA on the Commuter Study specific to
Stanislaus County commuters which has been postponed due to the COVID
issue; though the final report must be approved by the Workforce Development
Board and will not be available for this document, Kelly anticipates completion
later in 2020.

STANISLAUS COUNTY
ECONOMIC DEVELOPMENT ACTION COMMITTEE (EDAC) – MINUTES
May 7, 2020
Page 3

- Page 11, Housing Affordability and Availability – information updated, new information includes rental income increases over last several years; also added jobs and housing permits graphic to validate lack of housing; removed Wells Fargo housing-to-income ratio chart due to lack of source – Kelly recommended adding this chart back into document as the data sources are available.
- Page 14, Opportunity Zones – added new section on the number of Opportunity Zones within region as recommended by EDA; cities were asked to update profiles with projects or initiatives underway.
- Page 15, Workforce Training – new section added to address workforce training and skills gap in the community.
- Page 16, Industries – this section was modified to include a summary of major industries within our region and the need for industry diversity to ensure economic stability.
- Pages 18 & 19, Top Manufacturers and Non-Manufactures – these lists have been shortened to the top ten.
- Page 19, Taxable sales – last data was from California Board of Equalization through 2017 who no longer collects and tracks this data; this source was switched, and the new reference has been changed to California Department of Tax and Fee Administration.
- Page 20, Transportation – previously Transportation and Road Expansion were separate sections – these two sections have been combined and referenced under Transportation; transportation projects included in the Stanislaus Council of Governments (StanCOG) capital improvement program are outlined in Appendix C.
- Page 21, Homelessness – added section on homelessness and efforts to address homelessness as serious challenge and important issue in our community.
- Pages 22-23, SWOT Analysis – not much change to the SWOT analysis; the unknown long-term effects of the COVID-19 pandemic was added as a threat and included in an addendum.
- Page 23, Performance Measures and Countywide Indicators – no changes – these measures are tracked through budget reporting and is reflective of the board priority for supporting a healthy economy.
- Page 28, Addendum #1 for Economic Impact of COVID-19 – a broad approach to significant impacts to the region should EDA funding become available to address the effects on the economy.
- Pages 30-72, Local Profiles and Projects from the Cities included additional visuals and COVID-19 challenges.
- Pages 116-118, Table of Photos, List of Tables, and Table of Figures – these lists/tables have been added to help summarize the visuals throughout the document.

Secretary Covello requested additional input from members. The document will be updated with these suggestions:

- Secretary Covello suggested adding back housing to income ratio.
- Member Hallam pointed out photo #8 on page 17 (photo of shipping containers) is incorrectly identified as welding.

STANISLAUS COUNTY
ECONOMIC DEVELOPMENT ACTION COMMITTEE (EDAC) – MINUTES
May 7, 2020
Page 4

Member Kidd inquired if we anticipate changes due to COVID-19, and the timing of these updates. Secretary Covello explained the document is updated annually, and this would be included in the normal process when we have a better idea of the pandemic impacts to the economy and region.

Chair Hill requested a motion to approve the updated document to incorporate the revisions/corrections discussed.

Motion to approve the 2020-2025 Stanislaus County Comprehensive Economic Development Strategy (CEDS) to include recommended revisions.

Motion: White | Second: Pitt | Unanimous (18) | Abstain: Member Rosalinda Vierra had departed the meeting during discussion and was not present for the vote

Next steps: updates/corrections from this meeting will be incorporated in the document and sent out to members as well as to EDA representative, Wil Marshall, for certification. The certified document will be presented to the Board of Supervisors for adoption at the June 9th meeting to have a final document for the new fiscal year (current document expires June 30th).

VI. Secretary Report:

a. Committee Vacancies

Secretary Covello reported there are currently two vacancies on this Committee:

- District #3/Seat 13 (previously held by Jon Rodriguez – Agriculture) – Christine Schweininger, attended the meeting as a guest and has expressed interest in this seat
- Community/Seat 17 (previously held by Jennifer Carter – Utilities)

Please let Kelly know of anyone who may be interested in participating on this committee. 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>

VII. Form 700 – 2019/2020 Statement of Economic Interests – Filing Deadline Extension to June 1, 2020

- a. Leaving Office/Assuming Office – Form 700 must be filed within 30 days of assuming or leaving office; this filing will constitute your annual filing as well.
- b. Annual – The annual filing deadline was extended to June 1, 2020.

Ms. Swartz reminded members of the extended filing deadline for Form 700 due to COVID-19 based on a Press Release issued by the Fair Political Practices Commission (FPPC) on March 26, 2020, 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:

STANISLAUS COUNTY
ECONOMIC DEVELOPMENT ACTION COMMITTEE (EDAC) – MINUTES
May 7, 2020
Page 5

<http://www.fppc.ca.gov/media/press-releases/2020-news-releases/press-release-extend-form700.html>

Several members have already filed their annual Form 700. Electronic filing is available through the County eDisclosure system: <https://efiler.stancounty.com/eDisclosure/>

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

- Opportunity Stanislaus/Dave White – VOLT project working on the last few procurements and expects equipment by end of May; just need to get students back in class.

Member White also mentioned there is new \$200,000 EDA planning grant to provide for COVID response and help counties plan in aftermath of COVID 19 – he is working with the County to apply.

- Crows Landing Industrial Business Park/Supervisor DeMartini – There is a project update on page 68 of the CEDS document. Keith is working on an EDA application for the \$10 million water project. This project will create jobs and reduce the number of commuters leaving the area for work.

Member McDonald (Newman) added he has been engaged with the Crows Landing project for several years and requested that Supervisor DeMartini postpone his retirement until shovel in the ground on this project. Mr. DeMartini indicated he will be here for the groundbreaking no matter where he is living.

IX. Other Information

a. Upcoming Meetings (Tentative):

- November 5, 2020, 4 p.m., HR Training Room, Suite 1013 (Fall Meeting with EDA Representative)
- 2020 meeting schedule:
 - Tentatively scheduled for **Thursday, November 5, 2020, 4 p.m.** Suite 1013 (HR/Training Room located on the first floor between the elevators). Fall meeting with Wil Marshall to discuss EDA. Secretary Covello anticipates presenting a 2021 schedule to meet three times a year to allow ample opportunity for the annual CEDS document update.

Note: This Committee will need to discuss updates to Rules & Regulations and Conflict of Interest Code at a future meeting.

X. Adjournment – There being no further business, the meeting was adjourned at 5:02 p.m.

Respectfully submitted,
Sheryl Swartz, Confidential Assistant
Chief Executive Office