

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

Thursday, November 5, 2020, 4 p.m.
Microsoft Teams Teleconference

Meeting Minutes

Members Present: Supervisor Jim DeMartini (District 5/Seat 1); Harold “Bud” Hill (Hughson/Seat 3); Doug Ridenour (Modesto/Seat 4); Marisela Garcia (Riverbank/Seat 6 – Alternate); Maryn Pitt (Turlock/Seat 7 – Alternate); Elizabeth Talbott (Waterford/Seat 8); Cherilyn Bairos (Oakdale/Seat 9); Katrina Kidd (District 1/Seat 11); Christine Schweininger (District 3/Seat 13); Cecil Russell (District 4/Seat 14); Harpreet Singh (Community/Seat 15); Rosalinda Vierra (Community/Seat 16); Dillon Olvera (Community/Seat 18); Bob Hondeville (Community/Seat 20); Dave White (Community/Seat 21)

Members Absent: Representatives of Ceres/Seat 2, Newman/Seat 5, and Patterson/Seat 10; Jose Ibarra (Community/Seat 17)

Vacant Seats: District 2/Seat 12 and Community/Seat 19
(Corrected info at April 19, 2021 meeting)

Others Present: Kelly Covello (Secretary/Chief Executive Office); Tim Dutter (City of Modesto); Jaylen French (City of Modesto); Doris Foster (Workforce Development); Asia King (Economic Development Administration); Raul Mendez (Chief Executive Office)

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 Teams/teleconference meeting and that the meeting was being recorded.

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 – (Quorum = 12).

II. Welcome and Introductions

Committee Chair, Bud Hill, welcomed everyone to the meeting.

III. Approval of Minutes of **May 7, 2020**

A quorum of members attending the May meeting was established (Quorum = 11)

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, Marisela Garcia, Maryn Pitt, Elizabeth Talbott, Katrina Kidd, Christine Schweininger, Cecil Russell, Harpreet Singh, Rosalinda Vierra, Dillon Olvera, Bob Hondeville, Dave White)

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Motion to approve the Minutes of **May 7, 2020**.
Vote tally via Roll call (Verbal)

Motion: Russell | Second: White | Unanimous (14 | 20) | Abstain: members not in attendance at the 5/7/20 meeting: Bairos

IV. Action Items: None to discuss

V. Secretary Report:

a. Committee Vacancies

Secretary Covello welcomed the newest member, Christine Schweininger; Christine was appointed by the Board of Supervisors on June 23, 2020, to District #3/Seat 13 – Building Industry (replacing Jon Rodriguez).

Ms. Covello reported there are currently two vacancies on this Committee:

- District #2/Seat 12 (previously held by Jeff Rowe – Workforce Development)
- Community/Seat 19 (previously held by Lance Boullion) (corrected info at April 19, 2021 meeting)

Secretary Covello asked meeting attendees to advise 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>

Member Ridenour informed the Committee he has termed out as City Councilmember and this is his last meeting. He has enjoyed working with everyone and appreciates the important work this Committee has done and has yet to do.

VI. Presentation: Workforce Development – Commuter Study

Secretary Covello introduced Doris Foster, Director of Workforce Development, who provided an update on the recently completed Commuter Study that was referenced in the Comprehensive Economic Development Strategy (CEDS) document under Commuter Lifestyle.

This Study examined industry trends and opportunities for workforce growth and helped to gain a clear understanding of commuting behavior, including who is commuting, where they are commuting and barriers to working locally. The Study provides critical data and information to develop and implement economic development strategies that will retain and expand the County's local workforce and businesses. A total of 3,061 responses were received; the Study concentrated on the responses of 774 Bay Area Commuters and used information to compare to the last study 20 years ago.

Ms. Foster presented the findings and provided some high-level highlights from the Study; she noted the document is available to Committee members if requested or online at:

<https://www.stanworkforce.com/static/documents/reports/SCWDCommuterStudyReport2020.pdf>

Research Objectives: Demographic Profile (who is leaving community: age/race/income/occupation); Commute Patterns (travel times, commute experience, quality of life impacts); and Willingness to Relocate (change to job closer to home).

Commute Patterns: San Joaquin County was the most common commute destination while most out-of-county commuters travel to the Bay Area region – almost 50% of these out-of-county commuters originated from Modesto.

Demographic Profile: Respondents were mostly 45-54-year-old males; the average salary of Bay Area commuter is @ \$90k versus the local average of @ \$54k. Though originally expected to see Technology high on the list of those leaving the area, a large portion of the industry fell under Construction and Health Care, the most popular occupation was in management.

Commute Pattern: Commuters are more willing to stay (work/life balance) for comparable salary/benefits, professional development, diversity/equality.

Job Demand & Growth: 31,151 jobs were added in Stanislaus County over the past 10 years – mostly in Health Care and Social Assistance. It's anticipated that over the next five years Health Care and Social Assistance followed by Finance and Insurance will have the highest workforce demands.

These results will be taken to the Workforce Development Board in January for direction on next steps.

Ms. Foster opened the floor for questions/comments:

- Bay Area was defined as over the Altamont which included Contra Costa, Alameda, Santa Clara, San Francisco, and San Mateo Counties.
- Did commuters surveyed indicate the commute was worth the extra salary – cost benefit (travel expenses, time, car maintenance)? Benefits and seniority seemed to be a factor, though more recent telework trends will change the dynamics of the results.

Members agreed this was a well put together and thorough report.

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

- Opportunity Stanislaus/Dave White – Opportunity Stanislaus received an EDA grant to fund equipment at the VOLT Institute. All equipment has been procured and is in the training center on pallets; they are working with Stanislaus County Office of Education (SCOE) for electrical upgrades to install equipment. Though the project has been sidelined by the pandemic, they are hoping to have all equipment installed by the second quarter 2021 and will do a tour once completed.

Another EDA grant Opportunity Stanislaus was awarded was for COVID-related Strategic Planning. Opportunity Stanislaus recently received a letter from the EDA Regional Office confirming the project is eligible; now they are waiting to clear the next hurdle on the project.

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- Crows Landing Industrial Business Park/Jim DeMartini – This is the County's largest economic development project since the Keystone Industrial Park that is anticipated to bring in many jobs to the area. The County has committed \$22 million to the 1,400-acre business park with airport. All environmental work is completed, and County Staff are currently working on engineering and infrastructure for storm drains, sewer system, water, roads, etc. The County is applying for an EDA grant to assist with infrastructure project costs. Mr. Boggs has been the project manager and has done a great job.

VIII. Annual EDA Regional Update:

- a. Overview of the Economic Development Administration (EDA) and Funding Opportunities Based on Stanislaus County's Comprehensive Economic Development Strategy (CEDS) Document – Asia King, EDA Regional Representative for Stanislaus County

Ms. King introduced herself as the new EDA representative for Stanislaus County; she has been with EDA for several years and recently has taken over the Central Coast and Central Valley California for Wil Marshall. She has been working with Mr. Boggs on the Crows Landing project and assisting with the County's EDA application.

Funding opportunities: CARES Act Funding is coming to an end and EDA is hoping for a new stimulus package specific for COVID relief or other disaster funding (fires or other federal emergencies). The new Federal Fiscal Year recently started and regular annual programs are open for receiving new applications for Fiscal Year 20-21.

Ms. King reviewed the two most applicable funding opportunities based on projects listed in our CEDS document which include EDA Construction Grants:

- Public Works provides grants between \$1-3 million for construction projects including infrastructure such as, roads, sewer, electrical lines, etc. or extension of municipal utilities for development of industrial parks, or broadband. Applicants must prove the project will result in an increase in the number of jobs for specific businesses. This is applicable to the Crows Landing Project.
- Economic Adjustment Assistance (EAA) is a more diverse grant opportunity that provides funding assistance to communities undergoing economic upheaval such as closing of a major industry or plant resulting in economic shock. This type of grant offers to fund construction or non-construction projects such as engineering studies, project design and are typically awarded in amounts ranging from \$50,000-\$300,000,

Other Federal Agencies programs:

- FEMA: Hazard Mitigation and Building Resilient Infrastructure and Communities Programs – pre-disaster funding opportunities: <https://www.fema.gov/grants/mitigation/building-resilient-infrastructure-communities>
- EPA Brownfields Program – assists with clean-up in preparation of redevelopment and restoration of old land: <https://www.epa.gov/brownfields>

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- EPA Smart Growth Program, Building Blocks Sustainable Communities – offers technical assistance and specifically lists economic development as one of their targeted goals: <https://www.epa.gov/smartgrowth/building-blocks-sustainable-communities>
- USDA Rural Development – funds broadband, wastewater treatment, and sustainable agriculture: <https://www.rd.usda.gov/>

Contact information for Economic Development Representatives:

Northern California: Malinda Matson, EDR 916-235-0088 mmatson1@eda.gov	Southern California: Wilfred Marshall 310-348-5386 wmarshall@eda.gov
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Central Coast and Central Valley California: Asia King
206-247-0991
aking2@eda.gov

b. Q & A

Members requested a copy of the presentation. Asia will send to Sheryl for distribution to the Committee.

IX. Other Information

- a. Proposed 2021 Meeting Schedule – 4 p.m., Location TBD:
- Thursday, February 4
 - Thursday, May 6
 - Thursday, November 4 (Fall Meeting with EDA Representative)

Next Meeting Agenda Items:

- Officer Succession
- Comprehensive Economic Development Strategy (CEDS) 2021-2026

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

Workforce Development Director, Doris Foster, provided a report on the Small Business Grant Program that received \$15.5 in CARES Act funding. Nearly 2,000 applications were received, and 1,117 applicants received awards. Five cities are also doing small business grants which has helped the community. Workforce Development also received a grant to help pay mortgage for people who have lost their jobs. Another program coming up will be to help pay for personal protective equipment.

Member White shared that Opportunity Stanislaus has been working with cities to continue to provide support. Modesto Chamber has been a great partner in these efforts.

X. Adjournment – There being no further business, the meeting was adjourned at 5:01 p.m.

Respectfully submitted,

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Sheryl Mello, Confidential Assistant
Chief Executive Office