



## ORLAND ECONOMIC DEVELOPMENT COMMISSION AGENDA

Tuesday, August 13, 2024 at 4:00 PM  
Carnegie Center, 912 Third Street and via Zoom

P: (530) 865-1600 | [www.cityoforland.com](http://www.cityoforland.com)

---

**Commission:** Ronald Lane | Russell Pierce

Dee Dee Jackson | Dennis Hoffman | Brandon Smith

**City Clerk:** Jennifer Schmitke

**Virtual Meeting Information:**

<https://us02web.zoom.us/j/83537668248>

**Webinar ID: 835 3766 8248 | Zoom Telephone: 1 (669) 900-9128**

Public comments are welcomed and encouraged in advance of the meeting by emailing the City Clerk at [jtschmitke@cityoforland.com](mailto:jtschmitke@cityoforland.com) or by phone at (530) 865-1610 by 4:00 p.m. on the day of the meeting

1. CALL TO ORDER - 6:00 PM
2. PLEDGE OF ALLEGIANCE
3. ROLL CALL
4. ORAL AND WRITTEN COMMUNICATIONS

**Public Comments:**

Members of the public wishing to address the Commission on any item(s) not on the agenda may do so at this time when recognized by the Chairperson. However, no formal action or discussion will be taken unless placed on a future agenda. The public is advised to limit discussion to one presentation per individual. While not required, please state your name and place of residence for the record. (Public Comments will be limited to three minutes).

5. **CONSENT CALENDAR**

A. Approval of Economic Development Commission Minutes from June 11, 2024

6. **ITEMS FOR DISCUSSION OR ACTION**

A. Update on Letters to Property Owners of Vacant Buildings - Pete Carr, City Manager

B. Review Development Fees - Pete Carr, City Manager (Verbal)

C. Facade Improvement Program Update: Co-owned/Co-located business - Pete Carr, City Manager (Verbal)

D. Chamber Report - Dee Dee Jackson, Orland Area Chamber of Commerce President (Verbal)

E. Business and Economic Development Update - Pete Carr, City Manager (Verbal)

7. **COMMISSIONER REPORTS**
8. **FUTURE AGENDA ITEMS**
9. **ADJOURN**

**CERTIFICATION:** Pursuant to Government Code Section 54954.2(a), the agenda for this meeting was properly posted on August 2, 2024.

A complete agenda packet is available for public inspection during normal business hours at City Hall, 815 Fourth Street, in Orland or on the City's website at [www.cityoforland.com](http://www.cityoforland.com) where meeting minutes and video recordings are also available.

In compliance with the Americans with Disabilities Act, the City of Orland will make available to members of the public any special assistance necessary to participate in this meeting. The public should contact the City Clerk's Office 530-865-1610 to make such a request. Notification 72 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting.



# ECONOMIC DEVELOPMENT COMMISSION REGULAR MEETING MINUTES

Tuesday, June 11, 2024

**CALL TO ORDER** - The meeting was called to order by Chairperson Lane at 4:01 pm.

## PLEDGE OF ALLEGIANCE

## ROLL CALL

Commissioners Present:	Ron Lane, Brandon Smith and Dennis Hoffman
Commissioners Absent:	Russell Pierce
Commissioners Online Via Zoom:	Dee Dee Jackson
Councilmembers:	None
Staff:	Pete Carr, Jennifer Schmitke

**ORAL AND WRITTEN COMMUNICATIONS** – None

## CONSENT CALENDAR

### A. Approval of Economic Development Commission Minutes from April 9, 2024

**ACTION:** Commissioner Hoffman moved, seconded by Vice Chairperson Smith to approve consent calendar as presented. Motion carried by a voice vote, 3-0.

## ITEMS FOR DISCUSSION OR ACTION

### A. Follow-Up Report on I-5 Feasibility Study, Visioning

City Manager Pete Carr reviewed the recently added “Prospective – Investment Opportunities in Orland” on the City website, summarizing examples of various development opportunities in Orland. He discussed three key development sites with the commission, providing a brief overview of each. This 19-page document draws highlights from the I-5 Economic Development Study and the Opportunity Zone document.

Mr. Carr shared that at the next City visioning meeting, Council would like to invite the Economic Development Commission and Planning Commission, either on July 23 or July 30<sup>th</sup>.

### B. Consider establishing a Revitalization District

Vice Chairperson Brandon Smith proposed the creation of a revitalization district to enhance and preserve Orland's aesthetics.

The commissioners engaged in a discussion, asked questions, agreed this is a good topic to bring up at the visioning meeting.

**C. Consider all taxes and fees collected by the City for development**

Mr. Carr provided a brief explanation of impact fees for residential and commercial properties, and reviewed examples.

Commissioners then discussed various strategies to incentivize property sales and upgrades, fee reductions for new businesses. and addressed the fees associated with residential and commercial properties. The Commission requested City staff to present three or more options or examples of potential incentives and fee reductions for prospective businesses.

**D. Chamber Report**

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

- Spring Farmers Market has ended but the Chamber is hoping to have the market open July 12<sup>th</sup>, Aug 9<sup>th</sup> and then every Friday in September (Vice Chairperson Smith shared that the Chamber is looking for more vendors for the market, not just produce but artists and goods;
- The Senior Expo is being held on June 27<sup>th</sup> at the Fairgrounds;
- A promotional video of Orland is in the works and will take many months to complete.

**E. Business and Economic Development Update**

Mr. Carr shared with the Commission:

- The Bees have been installed on the I-5 off/on ramps;
- Sparrow and Crow will be closing its doors;
- Two hotel developers have visited Orland but decided the properties didn't work out for their needs;
- CHIP has turned in the first 24 State subsidy applications, but all actions have now been halted due to a State spending freeze.

**COMMISSIONER REPORTS**

- Chairperson Lane: Nothing to report.
- Commissioner Smith: Nothing to report.
- Commissioner Hoffman: Nothing to report.

**FUTURE AGENDA ITEMS**

- Commissioners would like to see the option of potential incentives and fee reductions for prospective businesses.

**ADJOURN – 5:47 PM**

Respectfully Submitted,

Jennifer Schmitke, Commission Secretary

Ron Lane, Chairperson

**CITY COUNCIL**

Chris Dobbs, Mayor  
Mathew Romano, Vice-Mayor  
Bruce T. Roundy  
Jeffrey A. Tolley  
John McDermott

**CITY OFFICIALS**

Jennifer Schmitke  
City Clerk

Leticia Espinosa  
City Treasurer

# CITY OF ORLAND

INCORPORATED 1909

815 Fourth Street  
ORLAND, CALIFORNIA 95963  
Telephone (530) 865-1600  
Fax (530) 865-1632



**CITY MANAGER**  
Peter R. Carr

July 17, 2024

Southern Pacific Corporation  
1001 Sixth Street  
Orland, CA 95963

Dear Southern Pacific Corp:

The Orland Economic Development Commission (EDC) has the responsibility of recommending to the Orland City Council actions that can be taken to improve the economic climate and opportunities in our town. We have identified your commercial property:

1001 Sixth Street  
Orland, CA 95963

as one qualifying for certain incentives and code enforcement treatment:

1. The City offers its Façade Improvement program to you as a 50¢-on-the-dollar reimbursement for your reinvestment in improving the appearance of your building. This is a simple, locally controlled (not State of California) program, available while funds last, normally up to \$3000 reimbursement.
2. Demolition permit, site plan, use permit and building permit fees may be reduced or waived on a case-by-case basis for reinvestment in your building, upon your request.
3. The Orland Art Commission offers free consultation in attractive architecture and color schemes.
4. City Staff and 3CORE consultants can work with you on an advisory basis, at no charge to you, to help you explore options and processes.

Please contact City Hall for more information on any of the above three opportunities.

You should also be advised that the City recognizes that vacant buildings increase the City's burden to provide police patrol as well as law enforcement, fire and rescue response. Vacant buildings tend to attract vagrancy, rodent harborage and graffiti, and are generally a blight to the neighborhood and town. Apparently abandoned buildings detract from economic development and depress real estate values generally.

Consequently, the Orland Municipal Code provides for active code enforcement including fines for owners of buildings determined to be dilapidated and/or dangerous. It is our hope to work with property owners to take advantage of incentive opportunities and avoid negative consequences.

Please reach out to any of our Commission members or to City Hall to explore what can be done to improve the appearance and potential reutilization of your vacant property.

Sincerely,

Ron Lane, Chair  
Orland Economic Development Commission



cc: EDC Commissioners  
City Manager



# Governor’s Office of Business and Economic Development (GO-Biz)

The California Competes Tax Credit is an income tax credit available to businesses that want to locate or stay and grow in California. A total of \$644,756,695 in California Competes Tax Credit is available for allocation in the 2024-2025 fiscal year.

## Application Periods

## About the Credit



July 22, 2024, to August 12, 2024  
\$215 million available



Open to businesses of all sizes



January 6, 2025, to January 27, 2025  
\$215 million available



Online application



February 24, 2025, to March 10, 2025  
\$214.7 million plus any remaining unallocated amounts



No fee to apply

## Evaluation Factors

- ✓ Number of jobs created or retained
- ✓ Strategic importance to the state, region, or locality
- ✓ Training opportunities offered to employees
- ✓ Incentives available from in-state, out of state, and federal government sources
- ✓ Opportunity for future growth and expansion
- ✓ Extent to which the credit influences decision to relocate jobs into California from states that have enacted laws that: permit discrimination on the basis of sexual orientation, gender identity, or gender expression; or deny or interfere with women’s reproductive rights
- ✓ Compensation paid to employees, including wages and fringe benefits
- ✓ Extent of unemployment and poverty in current or proposed site location
- ✓ Economic impact
- ✓ Duration of the proposed project and applicant’s commitment to remain in California
- ✓ Extent to which the benefit to California exceeds the benefit to the applicant
- ✓ Extent to which the credit influences creation of new California jobs
- ✓ Commitment to treating workforce fairly and creating quality, full-time, wage and salary jobs
- ✓ Amount of investment



CalCompetes@gobiz.ca.gov



916-322-4051



www.business.ca.gov