



## ORLAND ECONOMIC DEVELOPMENT COMMISSION AGENDA

**Tuesday, June 11, 2024 at 4:00 PM**  
**Carnegie Center, 912 Third Street and via Zoom**

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

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**Commission:** Ronald Lane | Russell Pierce

Dee Dee Jackson | Dennis Hoffman | Brandon Smith

**City Clerk:** Jennifer Schmitke

**Virtual Meeting Information:**

**<https://us02web.zoom.us/j/84025343380>**

**Webinar ID: 840 2534 3380 | 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 April 9, 2024

### **6. ITEMS FOR DISCUSSION OR ACTION**

- A.** Follow-Up Report on I-5 Feasibility Study, Visioning - Pete Carr, City Manager
- B.** Consider establishing a Revitalization District - Brandon Smith, Vice Chairperson
- C.** Consider all taxes and fees collected by the City for development - Brandon Smith, Vice Chairperson and Pete Carr, City Manager
- D.** Chamber Report - Dee Dee Jackson, Orland Area Chamber of Commerce President
- E.** Business and Economic Development Update - Pete Carr, City Manager

7. STAFF REPORTS
8. COMMISSIONER REPORTS
9. FUTURE AGENDA ITEMS
10. ADJOURN

**CERTIFICATION:** Pursuant to Government Code Section 54954.2(a), the agenda for this meeting was properly posted on June 3, 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, April 9, 2024**

**CALL TO ORDER** - The meeting was called to order by Chairperson Lane at 6:01 pm.

#### **PLEDGE OF ALLEGIANCE**

#### **ROLL CALL**

Commissioners Present:	Ron Lane, Brandon Smith, Dennis Hoffman and Dee Dee Jackson
Commissioners Absent:	Russell Pierce
Councilmembers:	Jeffrey Tolley
Staff:	Pete Carr, Jennifer Schmitke

**ORAL AND WRITTEN COMMUNICATIONS** – None

#### **CONSENT CALENDAR**

##### **A. Approval of Economic Development Commission Minutes from March 12, 2024**

**ACTION:** Commissioner Hoffman moved, seconded by Vice Chairperson Smith to approve consent calendar as presented. Motion carried by a voice vote, 4-0.

#### **ITEMS FOR DISCUSSION OR ACTION**

##### **A. Follow-up Discussion: Vacant Building List**

Mr. Carr and the Commission evaluated the revised list of vacant buildings and lots in Orland. The commissioners deliberated on approaches to engage with the property owners. They reviewed a draft letter offering city incentives and approved it without modifications. Commissioners requested that City Staff initiate the process by sending certified letters to the owners of the vacant properties.

Vice Chairperson Smith shared that he has already spoken with one of the property owners and has scheduled a meeting to discuss the owner's plans for the building in the near future.

Chairperson Lane inquired about the city's policies regarding building condemnation. Mr. Carr explained that cities have the authority to condemn a building if it poses an immediate health or safety risk. He also mentioned that there are currently two active code enforcement cases involving local businesses.

Mr. Carr addressed the Commissioner's questions about the designation of historic buildings and the creation of historic districts. He explained that property owners may qualify for specific tax incentives when they invest in the rehabilitation of these properties. While historic sites attract visitors, they can also limit property owners' ability to make improvements. The designation of historic districts requires

compliance with both state and local regulations, including the establishment of a board or commission with the authority to review proposed alterations to structures within the district.

Commissioner Jackson expressed her concerns about historical buildings being demolished or altered in a way that does not align with the aesthetic of the area.

The Commissioners agreed that the casual use of the term "district" is preferable, as it allows downtown businesses to refer to the area as "the shopping district" rather than a registered historic downtown district. This distinction helps business owners avoid obligation of self-governance and taxation burdens. The Commissioners noted their anticipation for the upcoming special visioning meeting with City Council and staff on April 23<sup>rd</sup>.

Mr. Carr mentioned that he would inform the Council about the letters and seek their input before City staff proceed with sending them out.

## **STAFF REPORTS**

### **A. Business and Economic Development Updates**

Mr. Carr briefly shared business updates including:

- Subway is now back open;
- Woodward Family apartments now fully open and filled;
- Liberty Bell senior apartments on 6<sup>th</sup> Street should be opening soon;
- CHIP Housing application process received 900 applications for 62 lots.

## **CHAMBER UPDATES**

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

- Spring Farmers Market will be starting on May 3<sup>rd</sup>;
- The fair parade will be on May 18<sup>th</sup>;
- Glenn Grows will be partnering with ChicoSTART to have a Lunch and Learn workshop (social media skills) at Glenn Success Square April 15<sup>th</sup>;
- Chamber will be attending the May 7<sup>th</sup> City Council meeting to provide a quarterly update.

## **COMMISSIONER REPORTS**

- Chairperson Lane: Will be attending "Cars and Coffee" which will be located at Old Bags Bakery on the 2<sup>nd</sup> Saturday of each month at 8 am.
- Commissioner Smith: Nothing to report.
- Commissioner Jackson: Attended the Bruno Lima Brazilian Jui Jitsu ribbon cutting on April 6<sup>th</sup> and shared that Small Town Vintage will be at Memorial Hall April 27<sup>th</sup>.
- Commissioner Hoffman: Nothing to report.

## **FUTURE AGENDA ITEMS**

- Commissioners deliberated and decided to change the time of the monthly meetings to 4:00 PM and to keep meeting in Carnegie.

## **ADJOURN – 7:12 PM**

Respectfully Submitted,

Jennifer Schmitke, Commission Secretary

Ron Lane, Chairperson