



CITY OF HUGHSON
ECONOMIC DEVELOPMENT COMMITTEE MEETING
CITY HALL COUNCIL CHAMBERS
7018 Pine Street, Hughson, CA

AGENDA
MONDAY, OCTOBER 27, 2014 - 5:30 P.M.

CALL TO ORDER:

ROLL CALL:

Mayor Matt Beekman
Councilmember George Carr
Councilmember Jeramy Young
Business Member Marie Assali
Business Member Jim Duarte

Staff to be Present:

Raul L. Mendez, City Manager
Jaylen French, Community Development Director
Dominique Spinale, Assistant to the City Manager/City Clerk

1. PUBLIC BUSINESS FROM THE FLOOR (No Action Can Be Taken):

Members of the audience may address the City Council on any item of interest to the public pertaining to the City and may step to the podium, state their name and city of residence for the record (requirement of name and city of residence is optional) and make their presentation. Please limit presentations to five minutes. Since the City Council cannot take action on matters not on the agenda, unless the action is authorized by Section 54954.2 of the Government Code, items of concern, which are not urgent in nature can be resolved more expeditiously by completing and submitting to the City Clerk a "Citizen Request Form" which may be obtained from the City Clerk.

2. NEW BUSINESS:

- 2.1:** Approval of Minutes of the September 22, 2014 EDC Regular Meeting.
- 2.2:** Discuss and Consider Business Assistance for the Magnolia Farmhouse Market (2331 Charles Street @ Hughson Avenue).
- 2.3:** Update and Status of Past EDC Items (Shami Dogs, Dollar General, Drive Thru Windows for Restaurants Prohibition).

- 2.4:** Report on 2nd Annual San Joaquin River Valley Travel and Tourism Economic Summit.

3. EDC COMMENTS:

ADJOURNMENT:

WAIVER WARNING

If you challenge a decision/direction of the City Council in court, you may be limited to raising only those issues you or someone else raised at a public hearing(s) described in this Agenda, or in written correspondence delivered to the City of Hughson at or prior to, the public hearing(s).

RULES FOR ADDRESSING CITY COUNCIL

Members of the audience who wish to address the Economic Development Committee are requested to complete one of the forms located on the table at the entrance of the Council Chambers and submit it to the Committee. **Filling out the card is voluntary.**

AFFIDAVIT OF POSTING

DATE: October 24, 2014 **TIME:** 5:00pm
NAME: Dominique Spinale **TITLE:** Assistant to City Manager/City Clerk

**AMERICANS WITH DISABILITIES ACT/CALIFORNIA BROWN ACT
NOTIFICATION FOR THE CITY OF HUGHSON**

This Agenda shall be made available upon request in alternative formats to persons with a disability; as required by the Americans with Disabilities Act of 1990 (42 U.S.C. Section 12132) and the Ralph M. Brown Act (California Government Code Section 54954.2).

Disabled or Special needs Accommodation: In compliance with the Americans with Disabilities Act, persons requesting a disability related modification or accommodation in order to participate in the meeting and/or if you need assistance to attend or participate in a City Council meeting, please contact the City Clerk's office at (209) 883-4054. Notification at least 48-hours prior to the meeting will assist the City Clerk in assuring that reasonable accommodations are made to provide accessibility to the meeting.

Notice Regarding Non-English Speakers:

Pursuant to California Constitution Article III, Section IV, establishing English as the official language for the State of California, and in accordance with California Code of Civil Procedures Section 185, which requires proceedings before any State Court to be in English, notice is hereby given that all proceedings before the City of Hughson City Council shall be in English and anyone wishing to address the Council is required to have a translator present who will take an oath to make an accurate translation from any language not English into the English language.

- General Information:** The Economic Development Committee meets in the Council Chambers on the fourth Monday of each month at 5:30 p.m., unless otherwise noticed.
- EDC Agendas:** The Economic Development Committee agenda is now available for public review at the City's website at www.hughson.org and City Clerk's Office, 7018 Pine Street, Hughson, California on the Friday, prior to the scheduled meeting. Copies and/or subscriptions can be purchased for a nominal fee through the City Clerk's Office.
- Questions:** Contact the City Clerk at (209) 883-4054



CITY OF HUGHSON
ECONOMIC DEVELOPMENT COMMITTEE MEETING
CITY HALL COUNCIL CHAMBERS
7018 Pine Street, Hughson, CA

AGENDA
MONDAY, SEPTEMBER 22, 2014 - 5:30 P.M.

CALL TO ORDER: 5:35pm

ROLL CALL: Mayor Matt Beekman
Councilmember George Carr
Councilmember Jeramy Young - Absent
Business Member Marie Assali - Absent
Business Member Jim Duarte

Staff to be Present: Raul L. Mendez, City Manager
Jaylen French, Community Development Director
Dominique Spinale, Assistant to the City Manager/City Clerk

Others Present: Reynaldo Campanur, Stanislaus Business Alliance
Kurt Clark, Stanislaus Business Alliance
Al Seaton, Hughson Small Business Development Center

1. PUBLIC BUSINESS FROM THE FLOOR (No Action Can Be Taken):

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2. NEW BUSINESS:

2.1: Approval of Minutes of the August 25, 2014 Regular Meeting.

Motion by Mayor Beekman, Seconded by Councilmember Carr (3-0)

2.2: Discuss Status of Shami's Dogs at 2224 Santa Fe Avenue and Revisit Request for Hughson Business Assistance.

Community Development Director French provided an update on the status of the proposed business (Shami's Dogs) at 2224 Santa Fe Avenue. He shared the background and history to this prospective business venture and the original request for startup funding assistance by Mr. Youkhana (the prospective business owner) from the City through its business assistance program. On behalf of Mr. Youkhana, Community Development Director French presented a modified request for City business assistance funds for the purpose of paving the lot (\$3,200) and to repair the patio and paint the outside of the building (\$2,800). The request called for improvements to be paid for directly by the City to a licensed contractor for the stated purpose. It was reported that Mr. Youkhana had invested approximately \$16,200 into the subject property. Furthermore, that he had now been working with City staff to ensure that the grease interceptor requirement was adequately met. The EDC discussed the request and were agreeable to assistance as requested on the condition that documentation and supporting material be provided by the applicant for the improvements.

2.3: Discuss and Provide Direction Regarding the Memorandum of Understanding Between the City of Hughson and Stanislaus Business Alliance (formerly Stanislaus Economic Development and Workforce Alliance).

Kurt Clark and Reynaldo Campanur were in attendance representing the Stanislaus Business Alliance and to discuss the Jumpstart Stanislaus initiative and the request for increased investment in the Alliance by public partners. City Manager Mendez provided some of the background to the partnership between the City of Hughson and the Stanislaus Business Alliance for economic development supportive services. City Manager Mendez shared some details regarding the last amendment to the Memorandum of Understanding (MOU) that brought the Small Business Development Center component to Hughson on a part-time basis. City Manager Mendez indicated that the current annual investment was \$2,400 and the request was for an annual contribution of \$5,000 going forward. The EDC discussed some of the work done in partnership between the City and the Alliance in recent years (incubation center, retail gap analysis, business assistance program, etc.) and supported the increased investment and value brought by the Alliance and their renewed focus. City Manager Mendez indicated that he would work with David White, Chief Executive Officer, on an amendment to the current MOU which he would bring to the full City Council for consideration and approval.

3. EDC COMMENTS:

ADJOURNMENT: 6:45pm.