



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

AGENDA
MONDAY, JANUARY 22, 2018 - 5:30 P.M.

CALL TO ORDER:

ROLL CALL:

Mayor Jeramy Young
Councilmember George Carr
Councilmember Harold "Bud" Hill
Councilmember Mark Fontana (Alternate)
Business Member Marie Assali
Business Member Jim Duarte

Staff to be Present:

Raul L. Mendez, City Manager
Jaylen French, Community Development Director

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 October 30, 2017 EDC Regular Meeting.
- 2.2: United Pavement Maintenance, 7010 Hughson Avenue, Façade Improvement Proposal.
- 2.3: Update on Business Development Activity in Downtown Hughson.

- 2.4:** Review of Hughson Economic Development Committee – Purpose & Structure.
- 2.5:** Update on City Policy Opposing Commercial Cannabis Business Activity in Hughson Sphere of Influence (SOI) or Within a ½ Mile of the SOI
- 2.6:** Update by Opportunity Stanislaus/Hughson SBDC.
-Opportunity Stanislaus New Location and VOLT Institute.
-Hughson Business Management Overview and Marketing Essentials Seminar @ Samaritan Village on February 21, 2018 (8am – 10am).
- 2.7:** Update on City’s Business Planning/Development/Attraction Efforts.
- 2.8:** February Meeting Cancelled Due to Mayor’s State of the City Address @ Samaritan Village on February 26, 2018 (6:00pm)

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 ECONOMIC DEVELOPMENT COMMITTEE

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

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.

DATE: January 19, 2018 **TIME:** 5:30pm
NAME: Susana Diaz **TITLE:** Deputy City Clerk

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
 HUGHSON CITY HALL
 7018 Pine Street, Hughson, CA

MINUTES
MONDAY, OCTOBER 30, 2017 - 5:30 P.M.

CALL TO ORDER:

ROLL CALL:

Mayor Jeramy Young - Absent
 Councilmember George Carr
 Councilmember Harold "Bud" Hill
 Councilmember Mark Fontana (Alternate)
 Business Member Marie Assali - Absent
 Business Member Jim Duarte

Staff to be Present:

Raul L. Mendez, City Manager
 Jaylen French, Community Development Director

Others Present:

Kurt Clark, Opportunity Stanislaus/SBDC
 Cheree Hill, Jars of Delicious
 Joe Lew, Property Owner

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 September 5, 2017 EDC Regular Meeting.

Motion by Councilmember Hill, seconded by Business Member Duarte (4-0).

2.2: Jars of Delicious Commercial Kitchen.

Cheree Hill, Owner of Jars of Delicious, and Joe Lew, Property Owner of 6902 Hughson Avenue, were present to discuss a possible partnership at the location in the downtown. Mr. Lew is in the process of remodeling the property for a Chinese restaurant but is open to also installing a commercial kitchen to support other business ventures such as Jars of Delicious if support is provided by the City. Ms. Hill gave an overview of her business—a specialty fruits company (jams, jellies, fruit butter, canned fruits and pie fillings) and plans for expansion into a permanent location in Hughson. Ms. Hill currently operates out of her home through a cottage food permit. Mr. Lew had a successful Chinese restaurant business in Ceres which he has closed to focus his attention on opening the Hughson site. Both business owners discussed a possible partnership and a request from the Hughson Business Incentive Funds for the commercial kitchen component. The Committee asked a series of questions of the proposed concept and provided both individuals with items that would need to be addressed in their request. Mr. Lew and Ms. Hill were asked to work with City staff to prepare a funding request proposal that took these into consideration.

2.3: Update on Hughson Incubation Center.

The City Manager provided an update on the status of the Hughson Small Business Incubator. It was reported that Holtzclaw Compliance Services had exited the incubator and had established the business at 2412 Third Street (former CVS Pharmacy site). It was also shared that Bella Viva Orchards had entered the incubator occupying 1 office that would focus on expanding retail internet sales. The City Manager indicated that 2 offices were currently available in the incubator and that City staff would be sharing that information through its outreach avenues (newsletter, website, social media, etc.) to reach prospective business owners.

2.4: Review of Hughson Economic Development Committee – Purpose & Structure.

The EDC revisited the discussion from the last meeting. It was tabled to the next meeting for discussion pending the attendance of all members. An element for consideration is expanding the business representation on the Committee.

2.5: Update by Opportunity Stanislaus/Hughson SBDC.

Kurt Clark, Opportunity Stanislaus/SBDC, gave a general update on activity since the last meeting. He indicated that Jim Homer, Hughson SBDC Consultant, has been working with a few local prospective businesses. He also indicated that

Opportunity Stanislaus would be soon moving locations and that he would be inviting the Committee to the Open House when scheduled.

2.6: Update on City's Business Planning/Development/Attraction Efforts.

City staff provided an update on recent business development activity. This included an update on existing businesses (Rancho Market, Chevron Gas, CA Luxury Auto Detailing) and other prospective leads.

3. EDC COMMENTS:

ADJOURNMENT: 6:45pm