

**MEETING NOTES**  
**ECONOMIC DEVELOPMENT COMMITTEE**  
**January 13, 2016 - 8:00 AM - 4<sup>th</sup> Floor – CR #2**

Mayor Jim Katapodis, Chair; Mayor Pro Tem Dave Sullivan, Councilmember Jill Hardy

Staff: Fred Wilson; Ken Domer, Robert Handy, Janeen Laudenback, Chris Cole, Kellee Fritzal, Stephanie Beverage, Max Daffron

Public: Kelly Miller, Jerry Wheeler

**1. Public Comments** - none

**2. Minutes from September 16, 2015 meeting** – Councilmember Sullivan moved, seconded by Councilmember Hardy, to adopt the minutes from the September 16, 2015 EDC Meeting. Passed unanimously.

**3. Real Estate**

9313 Gothard (Gothard Landfill): Kellee Fritzal provided information regarding the BCIS trailer on site. Ms. Fritzal discussed the role that BCIS plays as well as the unforeseen impacts it has had on the community. Unfortunately, the location of BCIS has had an adverse affect on the Huntington Beach Central Library, Central Park, and the Sports Complex as homeless individuals have relocated themselves into the immediate vicinity surrounding the BCIS site. To address this concern, Ms. Fritzal proposed an alternative site for the BCIS food bank on a City-owned parcel behind the OCTA transportation center. Technically within the City of Westminster, the site would work well for both cities as homeless individuals would have the opportunity to acquire services and use the OCTA station for transportation. Ms. Fritzal stated that the City would engage with BCIS for a five year lease on the site and then re evaluate from that point in time. Assistant City Manager Ken Domer informed the committee that he had already discussed the possibility with the City Manager of Westminster and they are interested in the possibility, but have minor concerns regarding some adjacent neighborhoods.

Police Chief Robert Handy stated to the Committee that the Police Department has hired a homeless liaison and Mounted Police Unit in part to assist with the significant increase in the Homeless population throughout the City. He expressed that the increase in homeless population has been City-wide, yet a majority is located in Central Park.

Mayor Katapodis stated that he is not against moving the BCIS location, but is wary of the new location due to its close proximity to the Boys & Girls Club, Bella Terra Shopping Center, Goldenwest College, and populated areas. Council Member Hardy stated that even though it is near these populated locations it is easier to move people off of private property than off of open space. She expressed that this would help mitigate the potential issues posed by the close proximity to Bella Terra and surrounding areas

because the police department would have the ability to move the homeless individuals off of private properties should they cause a nuisance.

City Manager Fred Wilson expressed that it will be less expensive to provide services on the Westminster Parcel as it is City Owned. Kellee Fritzal then explained that more services are available to the Homeless at the Westminster Parcel and the parcel is separated from adjacent neighborhoods by block walls. Mayor Katapodis also expressed his concern over the proximity to the 405 freeway and that people may pitch tents near the ramps of the freeway. Mayor Pro Tem Sullivan expressed his concern over the situation in central park and stated that the proposed new site is a vastly superior location for the BCIS site. EDC asked to bring the proposal forward to full council for discussion.

#### **4. Economic/Business Development Report**

Sales Tax Agreement: Kellee Fritzal explained that Hardin Hyundai is still interested in a sales tax sharing agreement with the City but is against a cap in shared revenue for a single year. She stated that they are still supportive of a 2 million dollar shared sales tax revenue cap over a ten year span, but feel like a cap per year prevents them from taking full advantage of the more successful years of operation. The agreement spans for 10 years and in 3-4 years Hardin Hyundai is required to open a second dealership. Kellee Fritzal emphasized the importance of Sales tax sharing agreements as they allow the city to incentivize new businesses to open within the City. Councilmember Hardy asked if they will repay the shared amount faster without a yearly cap in sharing and if the covenants would be shortened. Kellee Fritzal explained that even though Hardin Hyundai could repay the shared amount sooner the covenants will still remain upon the land for the agreed upon time. EDC unanimously approved to remove the yearly sharing cap.

Potential USA Air Show: Janeen Laudenback announced to EDC that the City is trying to gain a sponsor for the Air Show and has yet to find a large donor for the event. She informed EDC that there would be a press conference in February regarding the Air show. Mayor Pro Tem Sullivan asked what the City's responsibilities for the show will be and was informed by Ms. Laudenback that as of now the City is only responsible for permitting the event. Fred Wilson stated that the City will keep moving forward on the air show and will decide to pull the plug or not depending upon whether or not a sponsor can be found for the event. Ms. Laudenback stated that the parking fees will be increased like during the 4<sup>th</sup> of July as a way for the City to recoup costs incurred and that the event has seen tons of support from the community. Fred Wilson stated that Boeing wants to see the first Air show happen before they decide to invest.

## **5. Housing Update**

No Housing Update was given during the meeting.

**Meeting was adjourned at 8:29a.m.**

**Adjournment to February 9, 2015, 2:00 p.m. Civic Center, 4<sup>th</sup> Floor CR #2**