

**MINUTES
SPECIAL STUDY SESSION
CITY COUNCIL & REDEVELOPMENT AGENCY
CITY OF YUBA CITY
OCTOBER 23, 2007 – 5:00 P.M.**

Call To Order

The City Council of the City of Yuba City was called to order by Mayor Miller at 5:00 p.m.

Roll Call

Present: Councilmembers Gill, Maan, Ramirez, and Mayor Miller
Absent: Councilmember McBride

Presentations

1. Presentation on Performing Arts Component of the Sutter Theater

Mayor Miller turned the meeting over to Russ Clark and John Tuscano for a presentation on the Performing Arts/Sutter Theater. Mr. Clark said that at one time there was going to be a separate movie theater and Performing Arts Center downtown. Now he and Mr. Tuscano are investigating combining the two so the retail operation, the theaters, can help support and maintain operations. There would be two movie theaters, seating 175 and 160, and a Performing Arts venue seating 350. Mr. Clark said a Performing Arts Center alone would not support itself.

Bob Harlan, President of the Chamber of Commerce and Acting Company, said there are so many groups that can make use of the proposed facility. It would be a real attraction for our area.

Ms. Foster of the Acting Company felt the Performing Arts Center would be a real asset for larger scale productions.

Bob Reich, Yuba-Sutter Arts Council, said many groups from other areas are looking for places to perform. This facility would help in that respect. Other Performing Arts Centers have retail operations to subsidize operating costs.

Mr. Tuscano said he and Mr. Clark felt the Sutter Theater is a landmark and they acquired it to preserve it. They have put their own money into the project to get it started but they do not want to run the operation. They have formed a non-profit and a board of directors would be needed to oversee operations. A prospective tenant is interested in leasing the two movie theaters for \$3,500/month, plus \$7,000/month for 50% usage of the Performing Arts venue, which would be suitable for movies as well as theatrical productions.

Infrastructure costs are estimated to be \$1.4 million. Before Mr. Tuscano and Mr. Clark apply for a loan, they would request \$80,000 from the Redevelopment Agency of the City of Yuba City for a feasibility study. This study would look at seismic engineering, asbestos clearance, ADA assessment, site modifications for ADA on Church Street, and the building permit. It will help to solidify costs. Mr. Tuscano reviewed anticipated income and fundraising on the joint movie theater/Performing Arts Center.

Councilmember Ramirez was not sure what money is available through the Redevelopment Agency or what other commitments may have been made but conceptually, the plan makes sense and he would like to support it.

Councilmember Maan said he thought the \$80,000 was a good investment and will give us a better idea what the actual construction cost will be.

Mayor Miller noted the north end of Plumas Street needs some renovation and this would be a good project that would enhance the Streetscape project. He felt Mr. Tuscano and Mr. Clark have made a large investment and commitment to this project, and the City needs to seize the opportunity.

Councilmember Gill said it may be a dilemma of whether we will widen a street versus fund the feasibility study. Other projects may have just as much benefit to the community.

Mayor Miller asked that staff prepare this item for a future Council Meeting where a decision on contributing to the feasibility study can be made.

2. 6:00-6:30 p.m. – Break

Councilmember Gill left the meeting.

3. Presentation on Economic Development Strategy

Assistant City Manager Steve Kroeger introduced Audrey Taylor of Chabin Concepts in Chico. Ms. Taylor led a discussion of economic development in general and asked specific questions on where Yuba City sees itself now and where Yuba City would like to be. She reviewed the various options in attracting business to a city and what prospective businesses look for in a new location. (Ms. Taylor will be providing a full report of this meeting at a later date).

Public Communication on Items on the Agenda

4. Appearance of Interested Citizens - none

Adjournment

Mayor Miller adjourned the special City Council meeting of the City of Yuba City at 8:30 p.m.

John S. Miller
Mayor

ATTEST:

Terrel Locke
City Clerk