

CITY OF YUBA CITY
ECONOMIC DEVELOPMENT COMMISSION
Minutes
February 24, 2009

DRAFT

Council Chambers - City Hall
1201 Civic Center Blvd, Yuba City CA 95993
Regular Meeting 4:00 P.M.

I. Call to Order

The City of Yuba City Economic Development Commission Regular Meetings was called to order by Chairman David Burrow at 4:02 p.m.

II. Roll Call

Commissioners present:

David Burrow, Paul Mendoza (arrived 4:05), Karm Bains, Greg Heckman, Scott Oakes.

Commissioners absent: none

City Staff present:

Mayor Leslie McBride, City Manager Steven Jepsen, Assistant City Manager Steve Kroeger, Community Development Director Aaron Busch, Administrative Analyst Terrel Locke.

III. Pledge of Allegiance

IV. Approval of Minutes

1. December 17, 2008 Regular Meeting – Copy submitted

The minutes of the December 17, 2008 Regular Meeting were approved unanimously.

V. Appearance of Interested Citizens

1. Members of the public may address the Economic Development Commission on items of interest that are within the City's jurisdiction whether or not such items of interest are on the agenda for this meeting.

None came forward.

VI. Business for the Commission

1. Discussion and possible action regarding participation in the Economic Development Manager candidate selection process

Assistant City Manager Steve Kroeger explained the hiring process and reviewed the application and interview timeline for Economic Development Manager position. The City is forming two interview panels: 1) consisting of two of the Economic Development Commissioners and Audrey Taylor of Chabin Concepts, and 2) three panel members from other local City Economic Development departments.

Chairman Burrow stated that he would serve as one of the panel members and put the other position to the Commission for discussion. Commissioner Heckman stated he would be unable to participate and Vice Chairman Mendoza deferred to the Commission. Commissioners Oakes requested to be a panel member.

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Commissioner Heckman moved to appoint Chairman Burrow and Commissioner Oakes to the Interview Panel. Vice Chairman Mendoza seconded the motion, which passed unanimously.

2. Discussion and possible action regarding participation in or cooperation with the Sutter Yuba Association of Realtors and Yuba Sutter Builders and Developers

Chairman Burrow stated that he is a member of both the Sutter Yuba Association of Realtors and the Yuba Sutter Builders and Developers. He provided an overview of the River Valley Community Foundation, a non-profit 501C(3) corporation. The Foundation would like to promote more of a presence in the community and have the stakeholders in the community get together to talk about development. The City can help promote this by establishing a "Development Week."

One of the sponsored events last year was the "Parade of Homes." The Parade of Homes benefits builders, maintenance, & contractors, etc., and raises money for local charities. The realtor Association donated the proceeds from the first Parade of Homes to the Hands of Hope project. The next parade of Homes will take place in August or September 2009.

Mayor McBride suggested that information can be posted on the City website. Steve. Chairman Burrow suggested that the City can host an Open House – maybe at the Water or Wastewater plants in conjunction with the support of development. Commissioner Mendoza stated that this should link to the Economic Development Workplan and invite other agencies as well. A calendar can be posted with events. Mayor McBride stated that since it can be tied to Hands of Hope, the Sutter County Housing Authority can be involved. Use as a transition for homeless families to move to subsidized housing, then on to rentals, and on to home ownership. Seminars can be held at the fairground regarding "how do you...?"(get water turned on, sign up for PG&E, etc.). Mayor McBride volunteered to work with the Housing Authority.

Assistant City Manager Kroeger stated that Staff can research what can be done and bring back to the Commission.

VII. Items for Information and Discussion

1. Date and Agenda Items for the next Commission meeting

The next Economic Development Commission meeting will be held on Tuesday March 17th at 4:00 in the Council Chambers

Other Items:

Commissioner Heckman brought up the Business Resources Guide/Economic Development Handbook that had been discussed at prior meetings. He brought a list he found of available properties from June 2008. This type of information needs to be included in our Business Resources Guide. Commissioner Burrow stated that there is a local effort to get a commercial property list going.

VIII. Adjournment

Chairman Burrow adjourned the meeting at 4:43 p.m.

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**OFFICE
LEASE SURVEY
AVAILABLE PROPERTIES**

JUNE 2008

YUBA CITY

| | | | |
|--|-----------------------|----------------|----------------------------|
| 1215 Plumas St. Suite 800 Lang Tree Plaza | 4, 649 sf | Office/Medical | \$.65 NNN (Negotiable) |
| 421 Teegarden St. | 600 sf | Office | 1.00 gross |
| 866 Plumas St. (3) suites range from 1,051 up to 3,027 sf | 4,132 sf | Office-Medical | 1.50 NNN |
| 1215 Plumas Street Suite 5 Lang Tree Plaza (Cold shell) | 1,100sf | Office-Med | 1.75 gross |
| 1215 Plumas St. Suite 1300B Lang Tree Plaza | 1,223 sf | Office-Med | 1.35 NNN |
| 1528 Plumas Court | 800 sf | Office | 1.55 NNN |
| 1531 Plumas Court | 1,400-8,400 sf | Office/Medical | 1.95 NNN |
| 470 Plumas Street Town Center | 2,270 sf | Office-Med | 1.95 Mod. gross |
| 400 Plumas St. Town Center | 1,200 up to 12,000 sf | Office-Med | 1.95 Mod gross |
| 1007 Live Oak Blvd. | 3,100 sf | Office | 1.45 gross |
| 1180 Live Oak Blvd Camelot Business Park | 1,609 sf and 3,309 sf | Office/retail | 1.50- 1.60 NNN |



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Lease Survey

| | | | |
|--|----------------------|-----------------------|-----------------------------|
| 1018 Live Oak Blvd. | 654 sf & 858 sf | Office | .57 cents upto .65 c. gross |
| 433, 435, 437 Del Norte | 927 up to 943 sf | Medical Office-Dental | 1.00 gross |
| 367 Del Norte Ave. | 1,120 sf | Medical/condo. | 1.20 NNN |
| 430 Palora Ave. | 1,350 sf | Office | .57 gross |
| 697 N.Palora Ave. | 395 sf | Office | 1.12 gross |
| 1103 Butte House Rd. Corner Stone Plaza | 1,100 up to 7,050 sf | Office | 1.05 & up gross |
| 437 Century Park Drive Suite B | 3,862 sf | Office | 1.45 gross |
| 415 Century Park Drive Suite B | 1,465 sf | Office | 1.25 |

Gate Way Business Park

** Cold shell buildings w/ \$ 30/sf tenant improvement allowance

| | | | |
|--|-------------------|---------------|------------|
| 950 Tharp Rd # 100 Finished office | 4,904 sf | Office | 1.45 NNN |
| 950 Tharp Rd #600 ** Cold shell w/ \$ 30k TI's | 1,767 sf | Office | 1.45 NNN |
| 1100 Tharp Rd. ** | 6,800 sf | Office | 1.45 NNN |
| 1400 Tharp Rd ** | 4,909 sf | Office | 1.35 NNN |
| 1500 Tharp Rd. ** | 4,904 sf | Office | 1.35 NNN |
| 1,670 Sierra Ave. | 880 sf | Office | 1.25 gross |
| 416 Center St. | 2,500 sf | Office | 1.15 gross |
| 1080 Lincoln Rd | 1,898 sf | Office | 1.45 NNN |
| 1040 Lincoln Road Up to 4 suites. Building is in warm shell condition | 895 upto 3,740 sf | Office/Retail | 1.75 gross |

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Lease Survey

| | | | |
|---|---------------------|---------------|---|
| 1289 Lincoln Road | 4,800 sf | Office | 1.25 gross |
| 555 Onstott Frontage | 7,142 sf | Office | 1.50 gross |
| 432 Colusa Hwy | 450 sf | Office | 1.10 |
| 950 Colusa Hwy | up to 3,674 sf | Office/retail | 2.00 gross |
| 1429 Colusa Hwy | 2,000 sf | Office/Med | 1.50 Mod gross |
| Civic Center Suites 202 & 204 | 500- 1,000 sf | Office | 1.50 gross |
| 1531 Butte House Rd. | 4,000 sf | Office | 1.25 gross |
| 1521 Butte House Rd. | 1,242 sf | Office | 1.25 gross |
| 1288 Franklin Rd. | 810 and 4,120 sf | Office | 1.15 mod. gross |
| 1248 Franklin Rd. | 1,762 sf | Office | 1.45 gross |
| 861 Gray Ave. | 1,600 sf | Office | .96 cents (+ .10 cents cam) |
| 971 Gray Ave. #4,#5 | 1,350 ea./ 2,700 sf | Office/Retail | 1.85 NNN |
| 1133 Gray Ave. Suite C | 1,027 sf | Office | 1.00 gross |
| 1375 Gray Ave. | 400 sf | Office | 1.25 Mod gross |
| 1393 Gray Ave. | 2,498 sf | Office | .76 cents Mod gross |
| 3020 Industrial Drive | 560 upto 3,520 sf | Office | 1.00 mod gross |
| 3450 Industrial Drive | up to 2,600 sf | Office | 90 cents gross Some utilities included |
| 1634 Poole Blvd Suite-B | 1,500sf | Office | 1.25 Mod gross |
| 995 Tharp Rd | 3,100 sf | Office/Retail | 2.95 Mod gross |
| 1275 Tharp Rd. | 183 sf and 279 sf | Office | 2.87 gross |
| 3 Rivers Executive Suites (Full service office including utilities) | | | |

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Lease Survey

| | | | |
|---------------------------------------|--|------------------|--------------------------|
| 584 Franklin Road Near Town Center | 1,250 sf | Office | .80 cents gross |
| 1182- 1200 Market St | 500sf up to 2,500 sf | Office/Service | .50 cents - .65 gross |
| 555 Garden Hwy Holly Oak Square. | 1,500 sf | Office | 1.35 NNN |
| 955 Garden Hwy | 1,200 - 5,850 sf w/ \$ 30k towards TI's | Retail/office | 1.65 NNN |
| 1441 Garden Hwy | 2,842 sf | Office/warehouse | 1.00 Mod gross |
| <hr/> | | | |
| (53) PROPERTIES | 154,172 | TOTAL SF | GROSS AVG. \$ 1.28 psf |
| | | | MOD. GROSS AVG. 1.23 psf |
| | | | NNN AVG. 1.51 psf |

PLANNED NEW CONSTRUCTION

| | | | |
|---|---------------------------------------|-------------|----------|
| Harter Parkway and Lassen. West Horrizon Office Buidling-Dusa | 1,500sf - 6,500 sf 41,822 sf total | Office | 1.50 NNN |
| NE corner Plumas St/Franklin Rd. Meridian Professional Center New Town Center | 25,000 sf | Office-Med | |
| Lassen Blvd. Royo Office/Medical Park | 1,200 sf up to 20,000 sf | Office-Med. | 1.45 NNN |

This lease survey is compliments of John Putman Auctioneer/Broker. This information is not guaranteed. Prices, terms, and square footage may vary, and could change without notice.