



**MINUTES**  
**SPECIAL MEETING**  
**BUSINESS AND ECONOMIC DEVELOPMENT COMMISSION**  
**Wednesday, July 7, 2010**  
**7:00 PM**

**Commission Members:** Chair Robert Agee, Vice-Chair Michael Faust, Greg Phister, Sydney Vergis, Dave Robert, Jim Smith, Brian Horsfield, Alternate  
**Ex-Officio Members:** Jeremy Brooks - Chamber of Commerce, Mark Rutheiser -DDBA, Reed Youmans -YCVB  
Finance and Budget Commission Liaison -Donald Palm  
**City Council Liaisons:** Ruth Asmundson, Don Saylor (Alternate)  
**City Staff:** Katherine Hess, Community Development Administrator  
Sarah Worley, Economic Development Coordinator  
Brian Abbanat, Economic Development Specialist

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*Amount of time for each item is approximate and subject to change.*

1. **Introduction and Oath of Office for new BEDC Members** - *Commissioner Horsfield sworn in.*
2. **Determination of Quorum and Seating of Alternates** - *Quorum confirmed*  
Absent: Faust, Vergis, Ex-Officio Brooks, Ex-Officio Youmans
3. **Approval of Agenda** - *Agenda approved*
4. **Public Comment** – *No general public comment.*
5. **Approval of Minutes** – *May 25, 2010 Minutes approved as amended to add public comment made by Jeanne Jones.*
6. **Draft Business Park Land Strategy (BPLS)**  
**Staff Summary Recommendations:**
  - 1) Confirm Findings of Draft Report:
    - a. Knowledge-based business provides substantial local economic value.
    - b. Growth in knowledge-based industries has been steady.
    - c. Opportunity for future business growth is strong.
    - d. Future business growth will provide local economic benefit.
    - e. Davis' vacant commercial land inventory is limited, creating both immediate and future challenges for facilitating future business growth.
    - f. Davis is well positioned for economic growth in industries consistent with existing economic development policy and local economic and workforce strengths.
    - g. Davis' current economic development policies support knowledge-based business growth.
  - 2) Concur with the Planning Commission recommendation "to include sites other than ConAgra, including sites outside the city limits" for evaluation as future business park/center locations;

- 3) Appoint BEDC subcommittee to explore options available to increase long term land supply for business growth before reporting back to City Council in September (see Expanded BEDC Recommendations section).
- 4) Replace Draft Framework for Commercial Land Decision Making (Pg. 6 in Executive Summary; Figure 5, Pg. 38 in Draft BPLS Report; and Figure 11, Pg. 120 in Draft BPLS Technical Report [[http://cityofdavis.org/CDD/Business\\_Park\\_Land\\_Strategy/index.cfm](http://cityofdavis.org/CDD/Business_Park_Land_Strategy/index.cfm)]) with revised figure in staff report Attachment 1 reflecting steps outlined in final recommendations.

Discussion occurred regarding the Planning Commission's recommendation regarding evaluation of external sites for evaluation as future business park/center locations. There was general agreement that their recommendation was to include external sites within a responsible boundary.

Discussion then followed regarding the appropriateness of ConAgra as a site to evaluate for a business park. General agreement among the BEDC was that external sites are needed to best meet Davis' future needs.

Public comment from Jeanne Jones that including ConAgra in another business park analysis could effectively send a possible negative message that Davis is not serious about development proposals on the site for another year or two. Studying a portion of the site for business park uses is reasonable. Recommendation for commission/city actions to be as specific as possible to inform business community.

Public comment from Eileen Samitz that the Housing Element Steering Committee voted unanimously that the ConAgra site should not be used for commercial uses. Two studies concluding infeasibility were cited. Also noted was the BEDC's previous action supporting mixed-use on the site.

Public comments from John Buckel stated that it was difficult to find a five-acre parcel for DTL in Davis and multiple parcels of that size are needed. While there is no Measure J hurdle for ConAgra and it would be easier to develop, it is the last place he would consider developing a business park. Stated multiple business park sites should be considered because some will fall out of the running. Many stars must be aligned to get one site across the finish line. Recommendation that City should have larger phased scope if effort was to be made to add and entitle land city should allow for a phase I and phase 2 (300-500 acres); consider sites that have additional land around them so if city gets one large user there is still land available.

Public comment from Eileen Samitz that the Measure J hurdle is exaggerated. Commercial development on I-80 is not the same as a residential project.

Commission discussion followed including general support for staff recommendations with some changes. Commissioners acknowledged: when considering options available to support future business growth there was a need to look at more than one site, and better understand constraints and opportunities; there was a need to capitalize on UC Davis and other assets and find some place for expansion, including looking at what offices and businesses could go in other locations within the community including Downtown; recognition that Davis needed to be proactive.

Commissioner comment regarding concerns about anecdotal nature of portions of report, general plan process, piecemeal nature of work being done, need for workforce housing, and conclusions of report are more "desires" than "findings".

*Motion: Substitute original Recommendation #1 in staff memo with "Summary Conclusions of Draft BPLS Report" from revised figure in Attachment 1 of staff report on BPLS dated June 22, 2010) as follows:*

- 1. Davis's proximity to UC Davis research, educated workforce, and high quality of life offer opportunities to increase growth of knowledge based businesses;*
- 2. Knowledge based businesses provide substantial local economic value and good jobs aligned with workforce strengths;*
- 3. Inventory of commercial space and land in Davis is limited and presents delivery challenges that can impede business growth;*
- 4. Davis must be proactive to ensure an adequate supply of space (developable land, range of type and size of built space), to support long term business growth.*

*Motion by Smith, seconded by Horsfield, passes unanimously, 5-0*

*Motion: Substitute Staff Memo recommendation #2 with "BEDC reaffirms that a mixed use concept for the ConAgra site aligns with BEDC business attraction and community enhancement goals."*

*Motion by Phister, seconded by Smith, passes unanimously 5-0*

*Motion: Substitute Staff Memo Recommendation #3 with "Explore options available to increase long term land supply for business growth including business park/center locations outside the city limits. Appoint BEDC subcommittee to:*

- a. Review and summarize findings from previous business park studies in Davis;*
- b. Conduct initial research on business parks from similar university-oriented communities; (identify criteria for success and elements/characteristics suitable for a Davis application uses, size, location, financial feasibility, in similar University-oriented communities such as Boulder, CO, Madison, WIS, and Lafayette, IN);*
- c. Draft initial criteria for site evaluation and selection for a potential Davis business/research park or center, (site configuration, sustainability, freeway proximity, compatibility of uses, property owner interest, entitlements, access (bicycle, pedestrian, vehicular, transit), infrastructure {i.e. sewer, water, telecommunications}, proximity to UC Davis campus, and proximity to downtown Davis)."*

*Substitute Staff Memo Recommendation 3 e. with new Recommendation # 4 to read: "Report back to full BEDC for recommendation to City Council on the Draft BPLS Report and recommended actions."*

*Defer action on original Staff Recommendations #4, #5 to a later date.*

*Motion by Robert, seconded by Phister, passes unanimously 5-0*

*Action to Appoint BPLS Subcommittee: Chair Agee asked for volunteers.*

*Bob Agee and David Robert to start subcommittee, Horsfeld to join at a later date. Approved by consensus*

7. **Staff Communication/Updates** - Staff passed around copies of existing subcommittees and assignments.
8. **Subcommittee Updates and Organization**
9. **Future Agenda Items** - Staff confirmed quorums for both July and August meetings, with alternating attendance.
10. **Adjourn** - *Meeting adjourned at 9:26 p.m.*

**Future Meetings: July 26, 2010, August 23, 2010**