



**AGENDA**  
**BUSINESS AND ECONOMIC DEVELOPMENT COMMISSION**  
**Davis Joint Unified School District Administration Building**  
**East Conference Room, 526 B Street**  
**Monday July 27, 2009**  
**7:00 PM**

**Commission Members:** Anthony Costello, Chair, Greg Phister, Robert Agee, Sydney Vergis, Tobin Richardson, Joe Hruban, Michael Faust, Dave Robert (Alternate),  
(Finance and Budget Commission Liaison Donald Palm)  
**City Council Liaisons:** Ruth Asmundson, Don Saylor (Alternate)  
**City Staff:** 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. **Determination of Quorum and Seating of Alternates**
2. **Approval of Agenda**
3. **Public Comment (5 min)**  
This is the time for the public to address the Commission on matters not listed on the agenda. Presentation time will be at the discretion of the Chairperson.
4. **Approval of Minutes (2 min)**
  - June 22, 2009
5. **Staff Communication/Updates (3 min)**
6. **Business Park Lands Strategy Update (20 min)**
7. **Subcommittee Assignments/Reports (30 min)**
  - Business Retention
    - Update on Outreach
  - Business Attraction
  - Community Enhancement
    - Assign subcommittee chair
  - Work Plan and Data
    - Economic Indicators Project
8. **Future Agenda Items**
9. **Adjourn**

**Future Meetings: August 24, 2009 and September 28, 2009**

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**BUSINESS AND ECONOMIC DEVELOPMENT COMMISSION**  
**Davis Joint Unified School District Administration Building**  
**East Conference Room, 526 B Street**  
**Monday June 22, 2009**  
**MINUTES**

**Commission Members:** Anthony Costello, Chair, Greg Phister, Robert Agee, Sydney Vergis, Tobin Richardson, Joe Hruban, Michael Faust, Dave Robert (Alternate),  
(Finance and Budget Commission Liaison Donald Palm)

**City Council Liaisons:** Ruth Asmundson, Don Saylor (Alternate)

**City Staff:** Sarah Worley, Economic Development Coordinator  
Brian Abbanat, Economic Development Specialist  
Katherine Hess, Community Development Director

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1. **Determination of Quorum and Seating of Alternates**  
*Quorum determined, 7:02 p.m.*
2. **Approval of Agenda - 7:03 PM**
3. **Public Comment - No public comment**
4. **Approval of April 27, 2009 Minutes, 7:04 p.m.,**
5. **Staff Communication/Updates**

City staff shared that Council directed staff analysis on two scenarios for 5<sup>th</sup> Street Corridor project plus a trial run. No funds are committed for reconfiguration at this point. Doing working on some modeling and traffic counts with the University. Will go to Bicycle Commission & Parking & Safety Advisory Commission for their input. May apply for SACOG grants. Approach is to looking at the questions first then consider what the answers may be.

Commissioner requested that due to the number of businesses that could be impacted the BEDC be kept apprised of research developments on the project.

**6. Davis Downtown Business Association Quarterly Report**

DDBA provided an update of activities from the last quarter. Highlights included a recent board retreat, financial health of the organization, July sidewalk sale, continued evaluation of the E Street Plaza parking lot, and brown bag lunch outreach meetings.

DDBA expressed concern regarding the business park land study and how perimeter office space affects office vacancies downtown. University will be making shifts away from downtown that will also affect downtown vacancy rates.

Downtown businesses are feeling effects of economy and operating in a cautionary mode. No significant changes are expected from in the near term from downtown business owners.

Focus is on making downtown Davis a destination. DDBA will submit a plan to the City Council to use Target mitigation money to market downtown Davis. Goal is to reach out to the gap between local marketing and Yolo County Visitor's Bureau marketing efforts (50 miles and beyond).

Commission discussion followed regarding downtown vacancy rate.

DDBA added Friday night music series is in full swing in the E Street Plaza.

Commissioner question regarding DDBA and 5<sup>th</sup> Street corridor. DDBA responded they have had a position statement against the road diet for a long time. DDBA has concerns about its effect on access to downtown and does not support it. They are sensitive to safety issues, but are strongly opposed.

Brief discussion followed regarding traffic simulations.

## **7. UCD Student Business Survey**

City intern, Benjamin Bidwell gave a presentation on a class project regarding the Davis "creative class".

Discussion followed and questions were raised regarding how many surveys were conducted, who was surveyed, what the creative class looks for, if Davis has the right creative mix to be a "hot spot", why people opened their business in Davis, and characteristics of businesses that leave.

## **8. Business Park Lands Strategy Update**

Staff gave presentation and update of the Business Park Lands Strategy (BPLS).

Presentation focused on project purpose, the study's process, background information, policy context, how basis of need is defined, demand for business park-type land, existing inventory status, findings of business community outreach, key questions the study intends to address, and preliminary findings to date based on business community outreach and preliminary analysis.

Discussion followed regarding analysis methodology, types of businesses Davis should be chasing, Davis lease rates, etc.

## **9. Discussion of Measure J Renewal Options (20 min)** **Recommendation**

- Provide input to the City Council on the possibility of including an exemption for a business park in the next renewal of Measure J.

Staff explained Measure J process & Council action regarding renewal & placement of Measure J on the June 2010 ballot. Described basis for Council request for recommendation on Measure J exemption for business park and under what circumstances it might be appropriate.

Public Comment regarding Measure J:

Steve Hayes: Anytime you create an exception, you open up potential for lawsuit.

Pam Nieberg: Don't fool around with Measure J language. As part of original group that drafted Measure J language, we wanted Measure J to be able to withstand legal challenges. If you include exemptions, you're setting yourself up for lawsuits. J was not just about preservation. It was about preserving ag land. Converting to a business park does the same thing as residential. People are more likely to vote for a good business park proposal than they are for residential sprawl.

Staff explained the logic behind possibly exempting business parks from Measure J in that the unpredictability of getting through the Davis process is sometimes a barrier to businesses coming to Davis.

Eileen Samitz: Concerned about staff report attempting to put a business park (BP) on Cannery Park site. A 100 acre business park does not belong at that site. Traffic impacts, especially truck, would be significant. Strong opposition to BP on the site, vs, strong support for mixed use development. Staff report identifies 215 net acres. Given our economy, this is huge, overreaching. ESG study concluded business park site was infeasible. Historically high-tech zoning was there, and nothing happened. If anywhere, it should go closer to I-80. There would be more visibility.

Bill Powell: We need to take a hard look at putting a business park in an area that has a lot of potential for residential. I have a lot of concern about trying to put a business park there.

David Lachlan: Study is based on faulty suppositions. Lots of things will change, not only because of the economy. It is ironic that the student presentation focused on quality of life, whereas what was being proposed was in direct contrast to that. We have wonderful opportunity to build low cost housing, mixed-use commercial. We do not have homes that people can move into unless they have extremely high income.

Kris Dodson: People want to have businesses here because people love the town. You'll be pulling people in from other communities. Why bring people in from other communities? Davis is unique. We love it exactly the way it is. Put it (business park) down at the freeway don't put it in the middle of the city.

Barry Markman: Anytime I hear about exceptions. I start thinking about hidden agendas. I see things driven by ways to get Covell Village developed. There is a need to think about other mitigating factors. Putting an exception to Measure J is a setup for disaster.

Jeanne Jones: Data developed by ESG is now 12 months old. Data included occupancy rate of UC Davis. Would like to see new data presented in final study. There was a three year inventory of built-up space. How does that affect inventory getting built to years 2035. Can't exclude approved sites yet to be built. It needs to be very clear what is included or not.

Roy Temple: We are so lucky to have Measure J. We should not mess with it. Measure J answers the question, what is our vision? Three Council members that support changing Measure J also support this most recent revision. Don't mess with it. It's working just great. If we get something people want, Measure J will pass it.

(unidentified speaker): There was a Council vote to put Measure J on the ballot as is. That's extremely important. With regard to exception of a business park – we have no sense as to what is going to come back for the exception. We're talking about something very general. Those interested in a BP should be stepping up with a proposal. Don't give up something and not get something back. If we don't have something concrete, we are giving away something for nothing.

Steve Hayes: Right now there is a level of distrust at the highest level I've ever seen. We're here resulting from the dysfunction of the Council. We're still talking about Measure J. It's a serious concern.

Commissioner asked what was expected from the BEDC regarding this issue. Staff responded that ideally, a recommendation regarding a Measure J exemption for a business park.

Councilmember clarified that Stephen Souza wanted to ask three Commissions, should we exempt a business park? There was a unanimous vote to move forward with Measure J as is.

Commissioner stated we need much more specifics regarding what this would look like. It's premature.

Commissioner stated Council is looking for feedback before August. We have one more meeting until then in July. There is a clarity issue. Is it Measure J up and down, or Measure J with amendment? I'd hate to pass a recommendation based upon soft information.

Commissioner stated Council is asking us to comment based on our perspective in the eventuality that a study may conclude a business park is needed. It's questionable whether this Commission would ever want to make a recommendation regarding Measure J, period, especially not in the infant stages of a business park study. I'm not convinced we need a business park of any size, yet. I'm looking for the study to provide some clarity on that.

Councilmember stated it would be sufficient to respond that more study is needed before a recommendation can be given.

Discussion regarding what motion should be made.

Councilmember clarified that Council wanted to ensure the Commission had a chance to weigh in as a courtesy. If you cannot take a position, that is okay. Measure J is a long process.

Commissioner stated it's appropriate to at least get the study back. Commission should get clarification on legal issue an exemption raises. Would like for discussion to continue as to the added value of the business park. What is the benefit? Location is a huge part of this. We've heard commentary regarding what locations are not appropriate.

*Motion by Chair Costello: BEDC does not at this point recommend any exemptions to Measure J.*

*Seconded by Commissioner Vergis.*

*Passes: 6-1, Commissioner Richardson opposed*

## **10. Subcommittee Assignments/Reports**

- Business Retention

Commissioner shared one outreach visit to Hanlees was conducted in the last month and was a very productive meeting. They asked a lot of the city. Dialogue opened up a lot of things of importance to them. In the past there was a city/dealership partnership for some tax-share arrangement for other dealers that they were interested in.

Staff added they proposed shared benefits of the service component of business. Hanlees proposed servicing City fleet; they can do it faster and cheaper. Owner had a lot of ideas of how they can increase their revenue.

Councilmember stated Dealer is interested in more visibility and requested trimming of trees and oleanders that block visibility.

- Business Attraction

Commissioner stated there is not much to update. Still working with Golden Capital people to start Yolo County's fund. Hopeful we will find our two lead investors. Not a lot going on with the bike museum. All Bicycle Hall of Fame belongings are being moved to Davis in July. Shooting for Bicycle Hall of Fame ceremony and opening of Hall of Fame at 3<sup>rd</sup> & B location first Saturday in November.

- Community Enhancement

Staff shared a need to reestablish the Community Enhancement subcommittee. Subcommittee chair is now vacant. The Bike Museum was falling under that subcommittee.

Commissioner requested to place subcommittee chair appointment next agenda.

- Work Plan and Data
  - Economic Indicators Project

Commissioner requested to agendize this subject at the next meeting.

Subcommittee and staff have done a ton of work. It's worth walking the Commission through progress. We met with Council liaisons and staff and presented our work so far and got their input on the direction we should go in. There is approval, energy, excitement to continue project. However, we're in a tight budget and high quality data points are not free. The subcommittee is trying to reach a balance between getting a little bit of money to buy data while leveraging university resources that are interested in the topic as a way to save money.

## **11. Future Agenda Items**

Finance Commission liaison stated the Finance Commission is interested in having a joint meeting with BEDC.

## **12. Adjourn - 9:59 p.m. passes unanimously**

**Future Meetings: July 27, 2009 and August 24, 2009**



## Memorandum

**DATE:** 7/27/09

**TO:** Business and Economic Development Commission (BEDC)

**FROM:** Sarah Worley, Staff Liaison  
Brian Abbanat, Economic Development Specialist

**RE:** Citywide Business Park Land Strategy (BPLS)

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This memo provides an update on the progress of the BPLS study and highlights changes in the study approach. At the June 22 BEDC meeting, staff provided the Commission with an overview of the BPLS study progress and *preliminary* findings as of that date. Feedback received from the BEDC included suggestions to consider other approaches to determining future business growth needs. Specifically, to analyze the issue from business growth/economic benefit and employment goals perspectives as opposed to a strictly land demand approach. Comments received from other outreach meetings and with UC Davis raised similar points. As a result, the BPLS study conceptual approach and the methodologies employed have been expanded to include these.

Examining business growth needs from a demand perspective raises new questions and factors for the study to consider. These include how much and what type of business growth would likely seek a Davis location? How much and what type of business growth would the community desire to facilitate and support and why? What is the economic benefit of alternate choices? Additional technical analysis will be conducted as part of the study to respond to these questions, as described below:

### **Existing Inventory**

***Existing Inventory Output:*** Will now include both acreage and total square footage to account for existing vacancies and UC Davis migration of some functions to campus.

***Undeveloped Land:*** Undeveloped land inventory has now been expanded to include:

1. Other undeveloped commercial sites (beyond those with a Business Park, Office, or Industrial land use designation) that may be appropriate for business park-type development; and
2. Including in the existing undeveloped land inventory sites for which a development application has been submitted but a building permit has not been issued (“in-process” projects).

***Existing Vacancies:*** Due to the current economy, increases in existing vacancies may increase absorption time, at least in the near term (relative to the project's 25 year timeframe). The state of current vacancies will be assessed to determine if they exceed an industry-accepted "healthy norm". The extent to which the Davis vacancy rate is higher than the healthy norm will be accounted for in the existing square footage inventory.

***UC Davis Leased Space:*** Over the next few years UC Davis is expected to migrate some of their activities from approximately 71,200 square feet of privately leased space (of 368,700 square feet total) in the city back to the campus. This will be included in the existing square footage inventory.

### **Economic Analysis**

The Commission and community-at-large have expressed a desire to better understand the value of business park development and/or value of knowledge-based businesses to the Davis economy. To accommodate this, a limited professional economic analysis will be conducted with the intent to answer the following questions:

#### ***What are the Benefits of Knowledge-Based Businesses in Davis?***

*Economic Multipliers* will be provided to explain the economic value of knowledge-based businesses would contribute to the Davis economy expressed directly as jobs, wages, and gross revenue and indirectly through local business and revenue generated by these. Additionally, a sampling of hypothetical *Case Studies* will be provided to demonstrate the economic value of attracting a targeted company to Davis and/or expansion of an existing Davis business.

#### ***What is the Anticipated Growth of Knowledge-Based Business in Davis?***

Professional *Business Growth Estimates* will be sought for a 25-year timeframe for Davis, accounting for the current economic decline.

#### ***What is the Economic Benefit/Revenue Potential of Business Park Development?***

An *Economic Impact Analysis* of plausible "alternative business growth futures" Davis could consider will be conducted. The specific characteristics of "alternative business growth futures" are currently unknown but intend to range from lower to higher growth alternatives to enable the community to weigh the relative merits/opportunities and costs/disadvantages of each approach.

### **Other Issues to Address**

#### ***How Will the Study Address the Economic Downturn's Effect on the Land Absorption Rate?***

The land absorption rate provided at the June BEDC meeting was based on a 10-year historical BP/O/I development rate, consistent with the Lewis Property Business Park Viability Study. Assumptions regarding this rate will be revised for the near term (3-5 year) if necessary, to account for the current economic downturn.

#### ***How Does Office Space Outside on the City Periphery Affect the Downturn?***

As mentioned in the DDBA quarterly update at the June BEDC meeting, the Davis Downtown Business Association has expressed a concern that more affordable office space on the Davis periphery competes with downtown office space and has an adverse affect on downtown office vacancy rates. The DDBA has requested this issue be addressed in the study.

### **BPLS Next Steps**

*Analysis/Process*

- 1) Revise existing inventory
- 2) Conduct economic analysis/revise land absorption assumptions
- 3) Determine range of “alternative futures”
- 4) Draft report



## Memorandum

**DATE:** 7/23/09

**TO:** Business and Economic Development Commission (BEDC)

**FROM:** Sarah Worley, Staff Liaison

**RE:** Overview of Information from Business Outreach Interviews

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This memo provides a preliminary update on the information gained from outreach interviews that have been conducted this year. The information summarized below is provided to inform the BEDC about what has been learned thus far.

### **Number and Type of Interviews:**

The BEDC Business Retention subcommittee has conducted four formal outreach interviews and wishes to conduct far more. The committee has also raised consideration of the value, format and content of a broader business survey. The Chamber of Commerce and Davis Downtown Business Association have also expressed interest in a business survey and participating in business outreach meetings. The Executive Director of the Chamber of Commerce attended the two most recent BEDC initiated outreach interviews.

Staff also conducts informal outreach with business owners on an ongoing basis. These may result in requests for a specific assistance (e.g. water bill, sign approval etc.) or simply provide an introduction and personal contact should future assistance be needed.

In addition staff has conducted 36 outreach interviews thus far as part of the research for the Business Park Land Strategy (BPLS) process underway that included broader business climate questions.

Though there will likely always be an overlap, as currently conducted outreach interviews differ from a more traditional business survey in a fundamental way. They are primarily intended to build an ongoing relationship and address the specific needs and perspectives of an individual business rather than get a broad measure of a position on a particular issue or need. Both have value and ideally the broader business surveys would be designed and have the resources to respond to any specific business needs identified. Though working from a set of standardized base questions noted below, the standard outreach interviews are conducted more as conversations with follow-up questions and discussion related to the specific business or issues of concern.

## **Standard Outreach Interviews**

**Questions:** The goal of the business outreach visit is to understand the business' purpose, its relationship with the City, its future plans and how best the City can assist them. To that extent, the standard base questions asked at the outreach interview address the following:

- How are you doing?
- What are your goals?
- What are your obstacles?
- What can the City do to help you achieve your goals?

**Responses:** It is important to note that outreach interviews are private conversations with a necessity to be respectful of information or confidences shared. As a result only the responses with broader applicability are shared below. Interview responses relating to a unique or individual business request are not shared. City staff responds to these on a business by business basis.

- Need for environmental stewardship of downtown retail; need to minimize peripheral development and provide incentives for quality infill development that enhances downtown.
- Need to sustain sufficient retail in the downtown and provide elements to enhance the downtown shopping experience.
- Need to do things that make people feel good about coming downtown to shop; provide the elements/experience that people feel emotionally involved in.
- Need for effective representation for downtown retailers, to effectively influence policy supportive of retail needs.
- Recognize the value of certain special events to create sales such as the ceramics festivals.
- Be aware of vendor perceptions - that vacancies and appearance of downtown could negatively affect foot-traffic.
- Support provision of additional parking in the downtown, including availability of longer term parking (three hours plus) to accommodate customers needs.
- General perceptions that rents are too high in the downtown and unreasonable; and how these and vacancies will affect foot traffic.
- Update downtown directory signs.
- Increase opportunities for new customers and from existing and new businesses.
- Need for improved visibility from freeway - removal or trimming of oleanders in I-80 center median in area of dealerships, trimming of trees along I-80 frontage.
- Need for improved signage - additional directional signs to dealership locations.
- Safety - problem with people speeding on Chiles Road and concern about potential accidents.
- Shop Local Public Education and Public Relations Campaign - people perceive that Davis is a more expensive place to do business, need to change this. Need a PR and education/marketing campaign that informs/educates the community about the contributions of the auto centers to the local economy.

## **Business Park Land Strategy (BPLS) Outreach**

To maximize information gained from the large number of outreach interviews being conducted for the BPLS study two general questions were asked of each business or individual interviewed as noted below. Work to summarize the responses from these interviews is now underway. A

preliminary sampling of some of the responses received to these questions is shared to give the BEDC an initial sense of the range of business community perspectives. A complete summary of responses will be presented to the BEDC as part of the BPLS report when they are completed.

### **1. Do you think Davis has a reputation for being business/development friendly?**

The responses to this question were interesting in that there appears to be a consensus that recognized there was a broadly held perception that Davis had a reputation as a difficult place to do business. Yet, at the same time many respondents cited that their own personal experience was not this case. In fact, several stated that they had received good service and had a better experience in Davis than some other jurisdictions they had worked in, due in part to the responsive service they received and professionalism of the public staff.

Never-the-less respondents also found areas that needed improvement, as noted in the preliminary summary of the responses to the question raised below. Again, these simply represent an initial sample that has not been categorized or summarized in any fashion.

### **2. What three things should Davis do today to support businesses and business growth?**

- There is not predictable path to achieve your objective. City Council weighs in on any project even if small, there is too high a risk (that you won't gain approval).
- If you want to be business friendly you need to address historic preservation issues and create an "okay list" (for redevelopment). If City makes it less painful for development you might get new office space development.
- Decide what you want based on community values, not data - get the right people in the room, and go for smaller things, get on base first, don't go for homeruns.
- Address high cost of housing, it is still an issue, employees have to buy in Natomas, West Sacramento, Elk Grove.
- Development process needs to allow for flexibility to enable positive creative solutions.
- Figure out how to be an advocate for businesses, preach on their behalf – need to be empowered and have Mayor, City management political and managerial support, need to be seen by applicant as colleague of applicant.
- Become the most proactive partner (in region) with UC Davis.
- Help UC folks know who you are – host a lunch and have the Mayor invite the Chancellor and all the Deans of the Ag, Engineering etc. Colleges.
- Pursue results, consider allocating development approvals based on merits, allow competition and support creative ideas that can create jobs and taxes.
- Ask what can we do to facilitate faster occupancy of vacant commercial space? Consider ways to facilitate the process.
- Create an entrepreneurial climate
- High cost of housing is a factor in hiring key staff – not convinced that there are ways to solve this by building more higher density homes. More and more at a younger age, people are pledging allegiance to the quality of life. Winds are blowing in wrong direction for longer commutes.
- Need to collaborate with UCD to help students start businesses here, help student develop roots and make it easier to get a process started earlier here. We have a

population of bright minds and must support future entrepreneurs and compete to get them to stay.

- Believe in the sales process – most important thing, find a way to build an emotional connection between them (customers) and you and what they are buying. Find a way to enhance the emotion connections, there are always a million problems- if they are connected they will “wish” to solve the problem.
- To be business friendly Davis needs to be comfortable with some degree of growth.
- Image of Davis outside Davis is that Davis is a very difficult place to do business. It is costly, you are not persuaded “it will be good.” Davis needs to have a policy for approaching growth. It has adopted one but it doesn’t enforce (it).
- In Davis you don’t have any great (architectural) buildings because of cost of entitlements and cost of land.
- Need much better business oriented development affiliated with UCD, network of programs, international research, business contacts, research and business opportunities, graduates and alumni to create businesses and offices here.
- Impact of lack of affordable housing is a false issue, employees will find their value level. City can’t solve every problem.
- Start with who is here, what are their needs and issues – facilitate their growth in the community. Consider every hour spent on outreach vs. hours spent on existing businesses, focus on existing businesses will provide a greater return.
- To be more active in business attraction will depend on what we do on the housing side and how best to accommodate that driver. Adding housing capacity to economic development capacity would position the city better to do stuff. To do a whole lot more we will need it to match it with housing.
- Depending on the outcome of the housing issue define strategies to make sure that things work for businesses we have now.
- Need more hotels, high quality/business quality.
- Like to see more commercial retail.
- Like to see development of huge solar array in City of Davis.
- Like to see fiscal incentives from the City and financing for infrastructure needs.
- Be competitive with City fees.
- Streamline your development process – City needs to present attitude that says “welcome – the door is open, we want you”.
- Advertise the success of existing businesses and development projects (to dispel negative perceptions of Davis).
- Show some long term locations staked for growth.
- Pursue wet lab incubator space, need space for little companies to start up.
- Pursue an ED steering partnership with UCD, have monthly meetings and create a coordinated effort and strategic vision jointly owned by City and UCD re: what is Davis going to look like in 25 years? Develop shared common goals, possibly bringing the County into it.
- Reduce cost of doing business
- Improve customer service and method people are dealt with at the staff level- need attitude that person walking in the door is the customer. Need to be business friendly on all levels.
- Increase parking supply
- Never institute a City transfer tax, don’t use negative ways to increase fees, better to have positive incentives.

Project	Lead	July Project Update – REVISED 7/23/09
Trader Joe's	CD	Possible location of Trader Joe's at the University Mall still pending
Gottschalk's	CD	<b>Gottschalk's has closed. Mall owners in discussions with several new tenants including Trader Joe's and Forever 21 to take all or a portion.</b>
Target	CD	Construction underway Store to open October of 2009.
Mishka's Café	CMO	Design Review approved in Jan. 2009. Construction anticipated this summer.
Varsity Second Screen		Council approved plans and spec's for 2 <sup>nd</sup> screen 9/9/08. Construction plans to be re-bid. Construction anticipated August 2009.
3rd/E/F project	CMO	Agency negotiating preliminary deal terms with adjoining property owners. Anticipate completion of negotiations by summer, initiate planning process immediately following.
Yolo GCN	ED	Yolo Business Competition winners Micromidas and Vinperfect to go on to Statewide Competition on November 17/18 in San Diego.
Westlake Center	ED	Council approved GP and Zoning Change to allow required grocery store to be reduced to 10-11,000 sq. ft. on July 7, 2009
Hunt Boyer	CMO	Reuse of Hunt Boyer still under study. Farmer's Market Offices temporarily lease part of Mansion.
Bike Museum/ Hall of Fame		US Bicycling Hall of Fame selects Davis as home for its national headquarters. CBM and Hall initiating terms to move the Hall to Davis. Council approves temporary use of 3 <sup>rd</sup> and B building for bicycle museum and Hall of Fame. Induction Ceremony being planned for October 2009.
Various/Downtown	CD	<p><b>New restaurants/businesses Downtown –</b>  <b>G Street</b> - Village Pizzeria under construction  <b>2<sup>nd</sup> Street</b>- Himalaya relocated from B Street to De Colores space</p> <p><b>Downtown Business Closures still vacant:</b>  <b>2<sup>nd</sup> St.</b> Togo's, First Northern moving to Regency Square  <b>E St.</b> Pinkadot 2, Bogey's Books, Pita Pit  G St. Lily's  5<sup>th</sup> Street Auto Repair</p>
		<p><b>New Businesses</b>  See new business listing</p> <p><b>Business Closures in the City of Davis</b>  Video's to Go - Davis Manor, closure pending</p> <p><b>Business Relocations:</b>  Hometown Buffet – Westlake Shopping Center –relocating to Mansion Cellars</p>

<b>Business and Economic Development Commission 2009-2010 Draft Schedule – July Update</b>			
<b>Meeting/Event Date</b>	<b>Action</b>	<b>Business Outreach</b>	<b>Event</b>
<b>July 16</b>		SARTA Tech Surge	Regional Networking & Business Competition
<b>July 27 BEDC</b>	Update on Business Park Land Strategy  Update on Economic Indicators Project		
<b>Aug. 24 BEDC</b>	<b>Chamber</b>		
<b>Sept. 28 BEDC</b>	<b>DDBA</b>		
TBD	Business Park Land Strategy Public Input		Community Outreach Forum – Bus. Pk Strategy
TBD	Business Park Land Strategy Public Input		BEDC-hosted Community Forum:  <ul style="list-style-type: none"> <li>• Provide summary of conclusions of Business Park Land Strategy</li> <li>• Solicit community input on conclusions, site rankings, options available</li> </ul>
<b>Oct. 26 BEDC</b>	<b>Guest 2009 Best Business Nominations</b>		
Nov. 17/18			GCN Statewide Calif. Business Competition
<b>Nov. 23 BEDC</b>	<b>Chamber  Select 2009 Recommended Best Business</b>		
<b>Dec. 14 BEDC</b>	<b>DDBA  Elect New Chair</b>		
<b>2010</b>			
<b>Jan. 25 BEDC</b>	<b>Guest</b>		
<b>Feb. 22 BEDC</b>	<b>Chamber</b>		
<b>Mar. 22 BEDC</b>	<b>DDBA</b>		
<b>April 26 BEDC</b>	<b>Guest</b>		

## City Council Long Range Calendar (as of 7/23/09)

<b>Council Date*</b>	<b>Agenda Item</b>
7/28/2009	Wildhorse Ranch
7/28/2009	3rd & J Streets Projects
8/3/2009	Downtown Parking Update

\*Dates subject to change

CITY OF DAVIS  
NEW BUSINESS REPORT  
COMMERCIAL LOCATIONS  
JUNE 2009

<b>Business</b>	<b>Location Address</b>	<b>Business Class</b>
BASSI SHELL FOOD MART	400 MACE BLVD	GROCERIES WITH LIQUOR
BASSI SHELL-GAS	400 MACE BLVD	GASOLINE SERV STATIONS
BROADBASE INC DBA	1625 RESEARCH PARK DRIVE	AUTO SERV, AND REPAIR
CHEVRON - DAVIS	1601 RESEARCH PARK DRIVE	GASOLINE SERV STATIONS
DEPOT INVESTORS, LLC	802 2ND STREET	COMMERCIAL LEASING
RICE MASSAGE, ROB	1920 E 8TH STREET	MASSAGE THERAPIST
ROKOP, JAMES	228 B STREET	PSYCHOLOGIST
YANG LCSW, CYNTHIA	140 B STREET #6	PSYCHOTHERAPIST

## **Business and Economic Development Commission Subcommittees**

Members Unassigned: Michael Faust, Dave Robert, (Alternate), Don Palm (Finance and Budget)

### **Business Retention**

Purpose: To prioritize and work on matters relating to maintaining and improving the business climate for those businesses located within the City of Davis. Jurisdiction includes but is not limited to Economic Development Strategic Plan Sections<sup>1</sup> 1.1; 3.1; 3.2; 3.3.

Membership: Greg Phister (Chair), Sydney Vergis, Joe Hruban, Ruth Asmundson

### **Business Recruitment & Outreach**

Purpose: To explore and pursue initiatives aimed at encouraging new businesses to locate in Davis with a focus toward creating a vibrant entrepreneurial environment that utilizes UCD's spin-off potential. Jurisdiction Sections 1.2; 5.1; 5.2.

Membership: Anthony Costello (Chair), Tobin Richardson, Sydney Vergis

### **Community Enrichment**

Purpose: To focus on efforts geared toward working with UCD and other entities having an impact on the business community. Jurisdiction Sections 2.1; 4.1, 4.2; 4.3; 4.4

Membership: Vacant (Chair) Vacant

### **Information Management/Work Plan**

Purpose: To organize and structure the information and work plan of the committee on an annual basis. Jurisdiction Sections 5.2; 5.3; 5.4

Membership: Bob Agee (Chair), Anthony Costello and Tobin Richardson

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<sup>1</sup> Please note that unless otherwise specified all referenced sections are to the Economic Development Strategic Plan 2006-2010.