

CITY OF MERCED
Economic Development Advisory Committee

MINUTES

Third Floor Conference Room
Tuesday, November 24, 2015

Chairperson Vanessa LARA called the meeting to order at 7:03 a.m.

ROLL CALL

Commissioners Present: Doug Fluetsch, Christie Hendricks, Vanessa Lara, Joe Ramirez, John Sundgren and Steve Roussos

Commissioners Absent: Mary Camper (excused) Paul Lundberg (excused) (three vacancies).

Staff Present: City Manager John Bramble, Director of Economic Development Frank Quintero, Development Associate, Maria Mendoza and Development Associate Karen Baker

Others Present: Gonella Realty Coldwell Banker, Loren Gonella

1. **MINUTES**

M/S RAMIREZ/SUNDGREN, and carried by unanimous voice vote (three vacancies) to approve the Minutes of October 27, 2015, as submitted.

2. **COMMUNICATIONS**

None.

3. **DIRECTOR'S REPORT**

Director of Economic Development Frank QUINTERO stated that Sound Life Ministries had submitted a proposal for the conversion of the former Pine Cone Inn to transitional housing. The Item would be presented at the Planning Commission Meeting of December 9, 2015. Mr. QUINTERO reported that the City Council recently confirmed the participants of the High Speed Rail Ad Hoc Committee. A meeting with the Ad Hoc Committee and Hatch Mott MacDonald yielded questions regarding outreach and community involvement methods.

Following a recent Downtown workshop held by two members of Council, staff has been directed to work with United Way to address some of the issues and concerns affecting Downtown. Staff is to report their recommendations at the December 7th Council meeting.

Mr. QUINTERO shared that the Planning Commission would be holding a hearing on Medicinal marijuana on December 9, 2015. The City would have to take a stance and create an ordinance for or against it. In addition, a card room ordinance amendment was initiated by the owners of the cardroom on MLK Way and 15th St. The ordinance amendment would increase the number of gaming tables, remove limits on betting amounts, allow employees to gamble and allow alcohol sales.

4. **ITEMS**

4.1 **Cancel the EDAC Meeting of December 29, 2015**

M/S SUNDGREN/HENDRICKS to cancel the EDAC Meeting of Tuesday, December 29, 2015. The motion passed by unanimous voice vote of all members present.

4.2 **Merced Year End Real Estate Market Update**

Owner of Gonella Realty Coldwell Banker, Loren GONELLA presented on the year end status of Merced's real estate market. Mr. GONELLA stated that the number of home sales has increased and there is a shortage of inventory. Ninety two percent of sales are regular sales as opposed to short sales or foreclosures. Merced housing remains affordable compared to the National average. Home prices are stabilizing while rental rates continue to increase due to extremely low rental inventory. Office space is negotiable in the under 5,000 sq. ft. range and according to Mr. GONELLA, Merced is going to have to figure out how to handle the student housing that will be needed to accommodate UC Merced's aggressive growth plan.

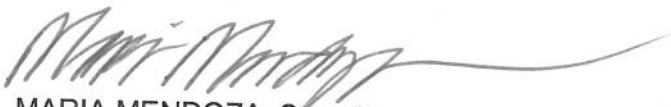
5. **OTHER BUSINESS**

None.

6. **ADJOURNMENT**

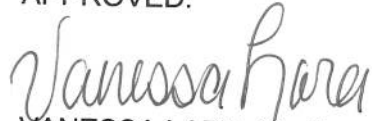
There being no further business, Chairperson Vanessa LARA adjourned the meeting at 8:00 a.m.

Respectfully Submitted



MARIA MENDOZA, Secretary
Economic Development Advisory Committee

APPROVED:

A handwritten signature in cursive script that reads "Vanessa Lara".

VANESSA LARA, Chairperson
Economic Development Advisory Committee