

# BLUE LAKE ECONOMIC DEVELOPMENT COMMISSION MINUTES

Tuesday, January 9, 2024, at 4:30  
Skinner Store – 111 Greenwood Road

*Unless Otherwise Noted, All items on the Agenda are subject to Action.*

1. **Establish a Quorum of the Commission** at 4:40 pm.

**Commissioners Present:** Roxanne Rothery, Cindy Trobitz-Thomas, Darcey Lima, and Jake Hussin

**Commissioners Absent:** Kelli Costa

**Staff Present:** City Manager Mandy Mager

**Others Present:** Justin Noyb, Isabelle LeMieux and Kent Sawatzky

2. **Motion to Approve Agenda as amended (move Agenda Item 8 to Item 5)**

**Motion:** Hussin

**Second:** Lima

3. **Public Input.**

Kent Sawatzky provided comments regarding economic development in Blue Lake. Keep commercial use in the downtown area. Important to support building owners to upgrade and market their space. The County is now managing the CDBG (Community Development Block Grant) program for local communities. Blue Lake should look into. Important to continue to have functions, but make sure there is adequate parking.

4. **Approve Minutes from Previous Meetings (September, October, November)**

**Motion:** Hussin

**Second:** Lima

5. **Greenwood Road Improvement Project Review - Presentation** ~ City Manager Mager provided a presentation on the improvement project. The project has been in the works for several years, extensive public outreach, and design modifications will be going to a Special Council Meeting on January 16<sup>th</sup>. The main focus of this project is pedestrian safety. Construction will begin in the Summer when school is out.

**Public Comment:** Kent Sawatzky recommended eliminating bulb outs, widen the sidewalks on the school side and adding bike routes in the future.

6. **Rental Inspection Program Discussion** ~ City Manager Mager provided information on the rental inspection program. Rio Dell and Arcata have programs. Arcata's program was discussed as an example of what Blue Lake could consider. This type of program would improve rental health and safety issues.

**Public Comment:** Kent Sawatzky commented on issues with the cost of improvements and rent adjustments. If costly improvements, he would give 30 to 60 day notice, make the improvements and increase the rent which is legal. There could be some unintended consequences.

7. **Dell'Arte Fundraiser Discussion** ~ Dell'Arte has met their fundraising goals.

8. **Powers Creek District Development Update and Discussion** ~ City Manager Mager provided following updates:

- a. RV Park and Campground Update ~ Working with Blue Lake Power on dismantling the current on site infrastructure. Once the City has site control again they will repurpose the property to provide revenue to the City. The draft plan is estimated to be released this spring.

- b. Baduwa't Community Project ~ Danco project is moving ahead and will be going to the Planning Commission for review and consideration.
- c. Northern Side of Taylor Way Masterplan and Parcel Subdivision ~ Moving forward.
- d. Taylor Way Masterplan and Road Improvements ~ Working with Dan Burden on pedestrian access, turn radius and traffic slow down recommendations on Taylor Way. Fundraising continues for the Bike Park. Construction will ramp up in the spring.
- e. Powers Creek Restoration Project Update ~ Isabelle LeMieux, representing the Baduwa't organization gave a presentation regarding who they are, what they do, and the projects involved on the Mad River. One of their projects is the Powers Creek Restoration Project, which will be breaking ground in the spring beginning the restoration. Upcoming education, events and involvement opportunities were discussed.

**Public Comment:** Kent Sawatzky expressed concern regarding the apparent lack of cooperation from Green Diamond with the Hatchery to harvest the fish they need to improve the genetics. Kent offered his assistance to contact Green Diamond. Commissioner Hussin stated Green Diamond is more restrictive on outside usage due to privacy concerns. There is written permission allowing access for certain individuals through Green Diamond.

9. **Chamber of Commerce Report** ~ City Manager Mager discussed how the Chamber is more engaged. Commissioner Lima talk about doing a "Taste of Blue Lake", a chili contest, etc. Other suggestions were offered.

10. **City Manager and Staff Report** ~ City Manager Mager reported the following items are incorporated in the above items or there are no updates.

- a. Parks and Recreation Update ~ no update. Incorporated in the previous items.
- b. Town Square Update ~ no update.

11. **Announcements**

- Next Regular Meeting is February 13<sup>th</sup> (2<sup>nd</sup> Tuesday 4:30 PM Skinner Store).

11. **Future Agenda Items**

- Chamber of Commerce Report
- Event Calendar
- Business Outreach and Economic Development Education
- City Manager and Staff Report, Project List Updates and Discussion

**Public Comment:** Kent Sawatzky reminded there are Commissioners terms expiring.

12. **Motion to Adjourn at 6:10 PM**

**Motion:** Hussin

**Second:** Lima

# BLUE LAKE ECONOMIC DEVELOPMENT COMMISSION MINUTES

Tuesday, February 13, 2024, at 4:30  
Skinner Store – 111 Greenwood Road

*Unless Otherwise Noted, All items on the Agenda are subject to Action.*

1. **Establish a Quorum of the Commission** at 4:37 pm.

**Commissioners Present:** Roxanne Rothery, Cindy Trobitz-Thomas, Kelli Costa

**Commissioners Absent:** Darcey Lima, Jake Hussin

**Staff Present:** City Manager Mandy Mager

**Others Present:** Mayor Jones, Justin Noyb, and Kent Sawatzky

2. **Motion to Approve Agenda**

**Motion:** Costa

**Second:** Rothery

**Approved:** Unanimously

3. **Public Input.**

Kent Sawatzky provided comments regarding his concern about investing in California unless assistance can be provided to make it worthwhile. Mexico is more developer/business friendly.

4. **Humboldt County Sheriff Contract Update** ~ City Manager Mager provided an update on the status of the contract between the Sheriff and the City. Currently meeting with the Sheriff's Office looking for a methodology to determine the appropriate fee for services. The new negotiated fee is \$190,000 down from \$315,000. The recommended contract will be presented to the City Council and the Board of Supervisors for approval. Planning on applying for Measure Z funds to help with the financial gap.

**Public Comment:** Kent Sawatzky commented on the call volume. Concerned the Measure Z funds could be reduced in the future. Would like to have the City pay for additional Sheriff patrolling.

5. **Blue Lake Branding and Signage Update** ~ City Manager Mager provided an update. Have gone through several steps to get to this point. Currently working with Noah, Visual Concepts owner, to develop a Blue Lake brand, focusing on recreation activities. He will create a logo which can be used across all media platforms, etc.

**Public Comment:** Kent Sawatzky is interested in having a mural painted on The Emporium building.

6. **Spring Event Programming Update** ~ City Manager Mager provided an update on upcoming events. Promoting Prash Hall as a music venue. Possibly schedule events for teenagers. Starting Karaoke contest, food available from Hey Juan Burritos, fundraisers for the Bike Park, etc. A Barn Dance is being planned for Prash Hall's grand opening.

**Public Comment:** No Comments.

7. **City of Blue Lake Project Updates** ~ City Manager Mager provided following updates:

- a. **Town Square Construction Update** ~ Construction is scheduled to begin in the Spring. The bathroom cost came in too high. One temporary idea is to install ADA accessible porta potties placed in a covered area. The potties could be decorated (designed wrap around) to improve the appearance. They would be maintained by B+B Portale Toilets.

- b. Bike Park Development ~ Is moving forward. Lots of community involvement developing a state of the art Bike Park destination.
- c. Baduwa't Community Project ~ Danco project is moving ahead and will be going to the Planning Commission for review and consideration in April. Housing Element is in the final stages.
- d. Northern Side of Taylor Way Masterplan and Parcel Subdivision ~ Moving forward.
- e. Powers Creek Restoration Project Update ~ Moving forward. First phase is vegetation removal this spring. Phase 2 will begin next year.

**Public Comment:** No Comments.

8. **Chamber of Commerce Report** ~ Chamber Secretary Justin Noyb discussed upcoming events and projects. (Valentines Bingo, business calendar, business workshops, advertising presentation from Eureka Radio, business meetings, host a Grange breakfast, Chamber Blue Lake entrance sign update, etc.)
9. **City Manager and Staff Report** ~ City Manager Mager reported the following items are incorporated in the above items or there are no updates.

- a. Parks and Recreation Event Schedule

10. **Announcements**

- Next Regular Meeting is March 12<sup>th</sup> (2<sup>nd</sup> Tuesday 4:30 PM Skinner Store).
- Valentines Bingo, Saturday February 17<sup>th</sup> at the Grange, hosted by the Chamber.

11. **Future Agenda Items**

- Chamber of Commerce Report
- Event Calendar
- Business Outreach and Economic Development Education
- City Manager and Staff Report, Project List Updates and Discussion
- Dell'Arte Update

**Public Comment:** Kent Sawatzky reminded there are Commissioners terms expiring.

12. **Motion to Adjourn at 6:03 PM**

**Motion:** Costa

**Second:** Rothery

# BLUE LAKE ECONOMIC DEVELOPMENT COMMISSION MINUTES

Tuesday, March 12, 2024, at 4:30pm  
Skinner Store – 111 Greenwood Road

*Unless Otherwise Noted, All items on the Agenda are subject to Action.*

1. **Establish a Quorum of the Commission** at 4:37 pm.

**Commissioners Present:** Roxanne Rothery, Cindy Trobitz-Thomas, Darcey Lima, Kelli Costa and Jake Hussin

**Commissioners Absent:** None

**Staff Present:** City Manager Mandy Mager

**Others Present:** Councilmember Elizabeth Mackay, Jennifer Kramer, Blue Lake Grange, Justin Noyb, and Jean Lynch

2. **Motion to Approve Agenda**

**Motion:** Hussin

**Second:** Trobitz-Thomas

**Passed:** Unanimously

**Public Comment:** No public comments.

3. **Public Input**

No public comments.

4. **Blue Lake Branding & Signage Project-Update and Discussion** ~ City Manager Mager provided a status update. Working with Noah Samson, Visual Concepts, to develop a Blue Lake brand, focusing on recreation activities. He will create a logo which can be used across all media platforms, etc.

**Public Comment:**

Jennifer Kramer, Blue Lake Grange, commented that the Grange has replaced their wooden sign with a new vinyl sign. The new sign is much easier to transport.

Jean Lynch, commented, if Blue Lake is going to be a recreation area, there needs to be signage directing people to river, trails, Perigot Park, dog walking, parking, etc. Currently people are parking on Greenwood, which is not pedestrian friendly.

Commissioner Hussin stated signage is important. Maybe put together a trail map/brochure.

5. **Spring Event Programming** ~ City Manager Mager provided an update on the upcoming spring events. Parks and Recreation are launching a lot of programs ~ drop-in basketball, pickle ball, Karaoke Nights, Barn Dance, skating etc. Fine tuning the sound system.

**Public Comment:** Jean Lynch commented on how much fun her family had at Skate Night.

6. **City of Blue Lake Project Updates** ~ City Manager Mager provided the following updates.

- a. Town Square Construction Project ~ Construction scheduled to begin in the spring, depending on the weather. Putting in the plumbing for the splash fountain pad and bathrooms, landscaping and benches. The bathroom cost came in too high. One temporary idea is to install ADA accessible porta potties placed in a covered area. The potties could be decorated (designed wrap around) to improve the appearance. Potties would be provided and maintained by B+B Portale Toilets.

**Public Comment:** No public comments.

- b. Sports Complex Development Concept ~ City Manager Mager presented a new concept for future consideration as part of the Baduwa't Community Project. The new architect, Garrett McSorley, expressed the real need in Humboldt County for an inside/outside sports complex. There is a shortage of places to hold sporting events, and practice space. This type of project could fit into Blue Lake's recreation destination branding.

**Public Comment:** No public comments.

- c. Container Village Development Concept ~ City Manager Mager presented a new development concept for consideration on the previous Corp Yard, utilizing shipping containers for residential and commercial uses. The City is talking with potential developers regarding the concept.

**Public Comment:** No public comments.

- d. Bike Park Development ~ City Manager Mager Is moving forward. There is lots of community involvement to develop a state-of-the-art Bike Park destination. Fundraising is ongoing.

**Public Comment:** No public comments.

- e. Baduwa't Community ~ Project Danco project is moving ahead and will be going to the Planning Commission for review and consideration in April. Housing Element is in the final stages. Garrett McSorley is the new architect on the project.

**Public Comment:**

- f. Northern Side of Taylor Way Masterplan and Parcel Subdivision Moving forward. Storyland is reviewing proposed/potential developments and developing a Masterplan. Once complete, SHN surveyors will begin working on the subdivision.

**Public Comment:** No public comments.

- g. Powers Creek Restoration Project Moving forward. Requesting an extension from the funding agencies to address the flooding issues. Flooding was not included in the prior design.

**Public Comment:** No public comments.

7. **Chamber of Commerce Report** ~ Chamber Secretary Justin Noyb reported on the Chamber activities. Valentine's Bingo was not well attended but was fun. Justin shared information on the roundabout chamber sign update. Annie and Mary Day is July 14<sup>th</sup>.

**Public Comment:** No public comments.

## 8. **City Manager and Staff Report**

- a. Parks and Recreation Update ~ no update. Incorporated in the previous items.
- b. Blue Lake Community Visioning and Strategic Plan Discussion~ City Manager Mager discussed updating the 1987 Plan. The plan will be reviewed by all Commissions, Council and the community to update. Mandy asked the Commission to go over, make comments and suggestions for the next meeting.

**Public Comment:** No public comments.

**9. Announcements**

- Next Regular Meeting is April 9<sup>th</sup>, 2024 (2<sup>nd</sup> Tuesday 4:30 PM Skinner Store).

**10. Future Agenda Items**

- Chamber of Commerce Report
- Event Calendar
- Business Outreach and Economic Development Education
- Meeting start time adjustment discussion
- City Manager and Staff Report, Project List Updates and Discussion
- Blue Lake Community Visioning and Strategic Plan Discussion

**12. Motion to Adjourn at 6:15 PM**

**Motion:** Hussin

**Second:** Costa

**Passed:** Unanimously

DRAFT