



Blue Lake Economic Development Commission Agenda

Regular Meeting – Tuesday January 9, 2024 at 4:30 p.m.

Meeting Location: Skinner Store-111 Greenwood Road (Behind City Hall)

Unless Otherwise Noted, All Items on the Agenda Are Subject to Action

1. Establish a Quorum of the Commission
2. Motion to Approve Agenda
3. Public Input – *The Public is invited to present petitions, make announcements, or provide other information to the Commission that is relevant to the scope of authority of the City of Blue Lake that is not on the Agenda. The Commission may provide up to 15 minutes for this public input session. To assure that each individual presentation is heard, the Commission may uniformly impose time limitations of 3 minutes to each individual presentation. The public will be given the opportunity to address items that are on the agenda at the time the Commission takes up each specific agenda item.*
4. Approve Minutes from Previous Meetings (September, October, November)-
Discussion/Action
5. Greenwood Road Improvement Project Review-Presentation
6. Rental Inspection Program-Discussion
7. Dell'Arte Fundraiser-Discussion
8. Powers Creek District Development Update-Discussion
 - a. RV Park and Campground
 - b. Baduwa't Community Project
 - c. Northern Side of Taylor Way Masterplan and Parcel Subdivision
 - d. Taylor Way Masterplan and Road Improvements
 - e. Powers Creek Restoration Project Update
9. Chamber of Commerce Report
10. City Manager and Staff Report
 - A. Parks and Recreation Event Schedule Update
11. Announcements
12. Future Agenda Items
13. Motion to Adjourn

A request for disability-related modification or accommodation, including auxiliary aid or services, may be made by a person with a disability who requires a modification or accommodation in order to participate in the public meeting, by contacting City Manager Amanda Mager, 668-5655, at least 24 hours prior to the commencement of the meeting.

BLUE LAKE ECONOMIC DEVELOPMENT COMMISSION MINUTES

Tuesday, September 12, 2023 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 4:35 pm.

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

Commissioners Absent: Jake Hussin

Staff Present: City Manager Mandy Mager and Parks and Recreation Director Emily Wood,

Others Present: Councilmember Elizabeth Mackay, Andrew Jones, Kent Sawatzky and Justin Noyb

2. **Motion to Approve Agenda with Tabling June, August and September Minutes and rearrange Agenda by combining Item 6 with Item 8.**

Motion: Costa

Second: Lima

3. **Public Input.**

Jones, representing the Blue Lake Education Foundation, informed the Commission about the upcoming Humboldt Hoptoberfest, September 30th at Perigot Park. A fundraiser for the Foundation is family friendly with music and local food and beer vendors. Gates open at 12:30, pours begin at 1:00.

Sawatzky addressed the Commission. Public Safety concerns (RVs on Taylor Way) and the need for two water tanks and placement for City water storage.

4. **Approve Minutes from Previous Meetings.** Tabled to October Commission meeting.

5. **Sunday Market Review** Parks and Recreation Director Wood provided the following update:

North Coast Growers partnered with the City of Blue Lake for this years Sunday Market. It was much smaller than last year. Met with local businesses to solicit input on how to make it better. A survey will be distributed to locals to gather comments and suggestions.

6. **Powers Creek District Development Update Discussion** Combined with Agenda Item 8.

7. **Chamber of Commerce Report** Chamber Vice President Wood provided the following update:

- The September Chamber Mixer is scheduled to be held in Camp Bauer hosted by Green Diamond. All the local Chambers have been invited.

Public Comment:

Sawatzky approves of the direction the Chamber is going. Suggest moving future mixers to Perigot Park.

8. **City Manager and Staff Report** Parks and Recreation Director Wood provided the following update:

- a. Parks and Recreation Update ~ Parks and Recreation Director Wood provided the following update: Prash Hall upgrade project continues and is almost complete. There are lots of events coming up (Logger Bar Block Party on Oct 21st, BYC Fest October 14, Hoptoberfest September 30th, etc.). Wood bat baseball begins September 23rd. Will be adding new signage advising of overnight parking restrictions, etc.

Public Comment:

Jones is very supportive of the Prash Hall upgrade and would like more live music.

Sawatzky commented on the commented on the Medieval Festival of Courage advertising with an angry black bear for not being invited.

- b. Town Square Update ~ Low bidder was Sequoia Construction. The bid was higher than originally estimated. Working with Sequoia Construction to modify certain aspects of the project and look for additional funding to complete the project.

Public Comment:

Sawatzky has concerns on the bid package.

Powers Creek District Development Update Discussion Combined with Agenda Item 8.

- a. RV Park and Campground Update ~ The Development placket will be going to the next Council meeting. Once approved, it will be sent out to the market. Blue Lake Power is currently moving items out of the site. Exploring solar energy production opportunities.

Public Comment:

Sawatzky commented on the proposed solar project on Hatchery Road. He thinks it will not happen and encourages the City to get involved if it begins to move forward.

- a. Baduwa't Community Project Update and Site Review ~ Moving forward. HCD is reviewing the Housing Element.
- b. Northern Side of Taylor Way Masterplan and Parcel Subdivision ~ Planning to use remaining EDA funding to complete work. Waiting for EDA authorization to approve the use. The funds would be used to finish a master plan with Storyland looking at the remaining parcels and complete the subdivision.
- c. Taylor Way Masterplan and Road Improvements ~ Hired Dan Burden to look at walkability and functionality on Taylor Way. The Enduro was very well attended. If campground was available, it would have been filled.

Public Comment:

Sawatzky commented that The Storyland Feasibility Study on the City's website so he can share with potential investors.

9. Announcements

- Next Regular Meeting is October 10th (2nd Tuesday 4:30 PM Skinner Store).
- Bingo on Saturday, September 16th hosted by Blue Lake Museum and the Wha-Nika Club.

11. Future Agenda Items

- Chamber of Commerce Report
- Event Calendar
- City Manager and Staff Report, Project List Updates and Discussion

12. Motion to Adjourn at 6:11 PM

Motion: Lima

Second: Costa

BLUE LAKE ECONOMIC DEVELOPMENT COMMISSION MINUTES

Tuesday, October 10, 2023, 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 4:35 pm.

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

Commissioners Absent: Jake Hussin

Staff Present: City Manager Mandy Mager and Parks & Recreation Director Emily Wood,

Others Present: Councilmember Elizabeth Mackay, Councilmember Elise Scafani, Mardi Grainger and Justin Noyb

2. Motion to Approve Agenda

Motion: Costa

Second: Trobitz-Thomas

3. Public Input. No public input

4. Approve Minutes from Previous Meetings.

Tabled until November meeting.

5. Blue Lake Grocery/Mercantile Store Development City Manager Mager provided an overview of a proposed grocery/mercantile development opportunity. Talking with the property owner and potential business operator. Exploring organizational structuring and financial options. Commissioners Costa and Rothery volunteered to be on an Ad Hoc Committee to offer their expertise and guidance.

Motion to approve and Ad Hoc Committee with Rothery and Costa to assist with the proposed Blue Lake Grocery/Mercantile Development.

Motion: Costa

Second: Lima

Public Comment: Mardi Grainger commented on the need to not provide items that would duplicate those sold at the store at the Blue Lake Casino gas station.

6. Powers Creek District Development Update Discussion City Manager Mager provided the following updates:

- a. RV Park and Campground Update ~ The Development Proposal concept has been approved by the City Council for distribution. The initial intent is to determine if there is any interest, if not, the concept will be retooled based on input.
- b. Baduwa't Community Project ~ Moving through the CEQA process. Working with Danco on parking and circulation and Dan Burden on walkability.
- c. Northern Side of Taylor Way Masterplan and Parcel Subdivision ~ Moving forward.
- d. Taylor Way Masterplan and Road Improvements ~ Moving forward.
- e. Powers Creek Restoration Project Update ~ Lots of vegetation removed to allow surveying to occur. CEQA work is being done. The project could be exempt.

Public Comment: Councilmember Scafani requested that all presentations be broken down and highlighted to allow interested parties to know if new information is going to be discussed. Also, encouraging the development of a Powers Creek Master Plan that would look at the overall area.

7. **Chamber of Commerce Report** Chamber Vice President Wood provided the following update:

The Chamber is refreshing the website with new pictures of events this year. The Business Spotlight is beginning again. The Chamber mixer in Korbels had a terrific turnout (60-70 people). Improve membership renewal presentations and let prospective members know what the Chamber does and has to offer. Discussing adding an event every season learning from the Arcata Chamber. Working with Justin Noyb to develop a community calendar. Exploring adding banners around town.

Public Comment: No public comment.

8. **City Manager and Staff Report** Parks & Recreation Director Wood provided the following update:

- a. Parks and Recreation Update ~ Parks & Recreation Director Wood provided the following update:

Lots of activity. The Medieval Festival of Courage (made \$5,000), Pickleball expansion, Humboldt Archers Club, Holiday Programs, etc.

The Prash Hall commercial kitchen is complete.

- b. Town Square Update ~ Manager Mager reported Sequoia Construction will begin construction in the spring. Due to the expense, the bathroom component has been removed during this construction phase. The City will continue to look for funding opportunities to complete the total project.

Public Comment: Councilmember Scafani is concerned about the Del'Arte current financial news. Most of the employees have been laid and if the \$125,000 is not raised, they could close their doors. Is there anything the City can do assist? The commissioners discussed fundraising opportunities.

Mardi Grainger expressed concerned about inviting food trucks to Blue Lake to assist with fundraising events. Could take away from existing food vendors. Commissioner Lima did not think it would.

The Dell'Arte topic will be agenzized for a future meeting.

9. **Announcements**

- Next Regular Meeting is November 14th (2nd Tuesday 4:30 PM Skinner Store).
- Commissioner Lima announced the Gamblers Choice Event will be held on Sunday, October 29th, 10:00 am at the Horse Arena.

10. **Future Agenda Items**

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

11. **Motion to Adjourn at 5:55 PM**

Motion: Lima

Second: Costa

BLUE LAKE ECONOMIC DEVELOPMENT COMMISSION MINUTES

**Tuesday, November 14, 2023, 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, Darcey Lima, Jake Hussin and Kelli Costa

Commissioners Absent: None

Staff Present: City Manager Mandy Mager

Others Present: Councilmember Elizabeth Mackay, Councilmember Elise Scafani and Justin Noyb

2. Motion to Approve Agenda

Motion: Hussin

Second: Costa

3. Public Input. No public input

4. Approve Minutes from August 8, 2023 Meeting

Motion: Lima

Second: Costa

5. Blue Lake Grocery/Mercantile Store Development ~ City Manager Mager provided an update on the proposed grocery/mercantile development opportunity. Hana Padilla, potential business operator is talking with the property owner. Both parties are very optimistic. Hana is working on her business plan and exploring organizational structuring and financial options.

Public Comment: No public comment.

6. Discussion on Downtown Vacancies and Under-Utilized Retail/Commercial Properties ~

The Commission discussed the pros and cons of implementing a vacancy tax. There are several key buildings currently vacant and/or underutilized that impact the economic health of the downtown. Some communities collect the tax and give the funds back to the property owner in the form of a grant to make the improvements. It was suggested Commissioners reach out to the property owners to identify their needs and potential funding opportunities to upgrade their structures. First step could be to provide a notice to the property owners encouraging them to upgrade within a certain time frame.

The current status of Dell'Arte was discussed and what is the City can do to assist them, such as looking at street design to provide additional parking. Suggested the Chamber maybe interested in assisting with a fundraising event with Dell'Arte. Put on a future agenda.

Public Comment: Councilmember Elise Scafani asked about the City sponsoring a fundraiser for Dell'Arte, such as dance, potluck dinner at the donated Prash Hall. Important to have City Hall show support.

7. Powers Creek District Development Update Discussion City Manager Mager provided the following updates:

- a. RV Park and Campground Update ~ The Development Proposal concept has been approved by the City Council for distribution. Still making a few revisions prior to release. The initial intent is to determine is there is any interest, if not, the concept will be retooled based on input.

- b. Baduwa't Community Project ~ Moving through the environmental process on the design components, making sure the project complies the zoning regulations, traffic circulation, walkability, etc. The bike park is making substantial progress.
- c. Northern Side of Taylor Way Masterplan and Parcel Subdivision ~ Moving forward.
- d. Taylor Way Masterplan and Road Improvements ~ Moving forward.
- e. Powers Creek Restoration Project Update ~ Lots of vegetation removed to allow surveying to occur. Construction will begin in the spring.
- f. Blue Lake Community Visioning and Strategic Plan ~ the 1997 Blue Lake Community Visioning and Strategic Plan was discussed. The path Blue Lake is following is very much in line with the plan developed in 1997.

Public Comment: No public comment.

8. Chamber of Commerce Report No report provided

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 Update ~ no update. Incorporated in the previous items.
- b. Town Square Update ~ no update.

Public Comment: No public comment.

10. Announcements

- Next Regular Meeting is December 12th (2nd Tuesday 4:30 PM Skinner Store).
- Commissioner Lima announced she met with others on how to bring people to Blue Lake in the no so sunny winter. One thought was to organize a Progressive Dinner, a Taste of Blue Lake, in January.
- Chamber Mixer is Thursday the 16th at Louies (former E&O Bowling Alley) from 5:30 to 7:00 pm.
- The Blue Lake Museum is having their annual Christmas Holiday Fair on the Sunday after Thanksgiving (November 26th) from 11-4pm.

11. Future Agenda Items

- Chamber of Commerce Report
- Event Calendar
- Business Outreach and Economic Development Education
- Dell'Arte
- City Manager and Staff Report, Project List Updates and Discussion
- Powers Creek Project update from the Baduwa't Watershed Restoration Group

12. Motion to Adjourn at 6:32 PM

Motion: Lima

Second: Costa