

# MINUTES FOR THE



## CITY OF PINOLE ECONOMIC DEVELOPMENT AND HOUSING ADVISORY COMMITTEE

**Tuesday, December 14, 2010**

**Regular Meeting - 7:00 p.m.**

Community Room, 2131 Pear Street, Pinole, CA 94564

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**A. Call to Order 7:00–7:15 p.m.**

1. Roll Call Present: Sean Duckworth, Jil Kiernan, Patricia Jennings, George Parsons, Cindy Trego, John Schilt.

Also Bill absent.

Also present: Council: none, Staff: Mary Drazba,  
Acceptance of Minutes – Yes accepted October 12, 2010  
Changes discussed. Amended minutes approved.

2. Public Comment - Citizens may speak on any item not listed on the agenda  
No Comments.

Heritage Park discussion. Group discussed that asking price is too high. Drazba: Deed restriction is dictating what price is. George: 10% discount is not enough in this market. Cindy: Duet she knows of is going for 253K.

The listing agency under contract brought in prospective buyers. Patricia: We paid someone 6K to market. George 6K?. Query: Is the marketing program cost effective? George: No reason yet to have fire sale. Measured evaluation to what market will bear. Concerned about marketing effort both Pro and Con. Next. Need to evaluate the pricing of such homes. Perhaps better measurement of agency cost effectiveness.

Mary: Financed thru outside sources. Prospective purchasers: One Pinole resident, former teacher, 2 properties sold. These properties have been thru multiple reviews. These are low maintenance properties.

**B. New Business 7:15–8:45 p.m.**

**1. Action Items**

**Project Updates (verbal)**

- a. 2401 San Pablo Ave.

Mary: Working with buyers for due diligence, They want credits for escrow.  
Want to keep Price at 2.5m. Credit back for repairs. Now Negotiating repairs.

- b. 920 San Pablo Ave.  
Where Crockett Autobody is. Closed. Done. DB Western They own 3-4 buildings. \$310,000 for property. We are no longer managing this property.
- c. 2361 San Pablo Ave. Flower Cart Leslie is working on preparing for sale. Inspections going on. Repairs for termite 8K. Early 1900. Leaks in Roof. Bids to do painting. Are going to market this property. The property does have a grease trap. It is outside in bushes.
- d. A few updates. Pinole Shores.  
Closing this week. Docs. Tenant. Tina's. Had fire over Thanksgiving. She is fine now. Health Dept hold-up. anticipated: April May  
Mel's Diner. Is on track  
Budget is ok for already in pipeline and good. Renovation to building is in the works. Chase Bank: Ground breaking in February.

General goings on:

Ivette Ricco suggestion: 2301 Chamber wants a rock park. Roy brought it up. .  
Public Works was working with Chamber to start this Rock Park. It will kill a further project in the future. The city does not have staff time for this. Patrica Hell No it is a liability. Drazba: It will cost money. Drazba: It may create an ongoing obligation and indirectly create public park.  
EDHAC wants update from city staff (Dean) on fenced property, Consensus That it may be a problem because it would transfer this property to public usage, further budget obligation etc.

General discussion of EDHAC and its **RELEVANCE** John Schilt: There may be ongoing efforts by Committee's to compete with one another for influence. This is the nature of organizational behavior. Please be advised: COMMUNITY SERVICES and EDHAC may begin competition for influence especially during these changes in city staffing etc. EDHAC should not lose its resolve to continue its efforts to promote its ombudsman role and must not lose sight of EDHAC mission. Namely: Improve economic viability of Pinole. These budget challenges make our mission even more critical. Do not get caught up in this competition for influence and viability. Counsel will likely decide we are not relevant. They, naturally may not want another level of scrutiny as to their budget decisions. George: We will carry on. (appeared unanimous) no vote.

Layoff discussions. Early retirement. Older than 50 list. Golden Handshake. Major program cuts are continuing.  
Patricia believes that budget discussion and debate is not part of committees purpose For example: One area of debate: FIRE FIGHTERS and their depletion of reserves. John Schilt believes that budget priorities and specifically, Fire fighter salary is relevant to EDHAC because of depletion of City funds and redevelopment. EDHAC role should be to advise city as to priorities given the limited funds. These budget matters are very much consistent with goals and mission of EDHAC to attract business and investment to Pinole and strengthen Pinole's vitality.

Budget meeting Feb. 1<sup>st</sup>.

Pension sustainability.

C Bid to our fire fighter and research to the effectiveness of our fire services.

This report will have an impact on our local decisions.

## 2. Program Updates

- a. none

**C. Committee Member/Staff Comments **8:45 – 9:00 p.m.****

Cindy: . Charles Ramsey, Report on PVHS We spoke about PVHS and Safety issues, Police report on Sexual battery.

Incidents at PVHS. Sexual battery. Other reports. Many incidents are perhaps not reported. Safety committee is not reporting. . Cindy: Thurman is not communicating in a timely manner. What is dollar value of someones life. EDHAC may need to convey school safety issues are important to Pinole.

Sean: No Univ of Canberra. Other options less expensive.

D. Future Meetings

9:00 p.m.

1. Next EDHAC Meeting: February 8, 2011

**E. Adjournment **9:15PM.****