



ECONOMIC DEVELOPMENT COMMISSION REGULAR MEETING MINUTES

Tuesday, February 10, 2026

CALL TO ORDER - The meeting was called to order by Chairperson Lane at 4:00 pm.

PLEDGE OF ALLEGIANCE

ROLL CALL

Commissioners Present: Amy Raymondo, Dee Dee Jackson, and Ron Lane
Commissioners Absent: Sam Ilian
Councilmembers: Councilmember McDermott and Vice Mayor Alex Enriquez
City Staff: City Manager Joe Goodman and City Clerk Jennifer Schmitke

ORAL AND WRITTEN COMMUNICATIONS - None

CONSENT CALENDAR

- A. Approval of Economic Development Commission Minutes from January 13, 2026

Chairperson Lane requested that Article 29, as referenced during the January 13th meeting, be entered into the minutes for the record.

ACTION: Vice Chairperson Jackson moved, seconded by Chairperson Lane, to approve the consent calendar as presented, with the notation referenced above. The motion carried by voice vote, 3-0.

ITEMS FOR DISCUSSION OR ACTION

- A.** Vacant Lot Inventory and Policy Options

City Manager Joe Goodman reported that he reviewed the previously compiled vacant lot and building inventory and stated that the City currently has 11 vacant buildings, eight of which are in fair or poor condition, and 16 vacant lots within City limits. Mr. Goodman noted that in prior years, the City sent letters to property owners in an effort to prevent blight. He also shared that he has been researching the possibility of implementing a vacancy tax or fee and learned that a vacancy tax would require voter approval.

He explained that a vacancy tax is generally intended to generate revenue and may be viewed as more punitive in nature, whereas a vacancy registration fee would require property owners to register vacant buildings or lots, allowing the City to conduct ongoing inspections and proactively prevent blight. Mr. Goodman stated that a fee would not require voter approval and could be adopted and maintained

through the City's fee schedule. He also referenced the previously discussed "carrot versus stick" approach and suggested it may be more advantageous to focus on providing options or incentives—such as façade improvements—to encourage property owners to address vacancies.

Vice Chairperson Jackson shared that she contacted the City of Corning regarding its fee schedule and will forward the information she received to the City Manager.

Chairperson Lane stated that he reviewed Corning's fee schedule and noted that Corning does not have a vacant lot/building tax, but instead utilizes a Vacant Building Monitoring Fee (Corning Municipal Code 8.23). He discussed the definition of a vacant building under Corning's ordinance and outlined the departments involved in enforcement, including the Police Department, Public Works, the Building Department, and Code Enforcement. He noted that the ordinance applies to both residential and non-residential properties and that a building need only be vacant for 90 days before a fee may be imposed.

Chairperson Lane further explained that Corning has a waiver process in place and that unpaid fees may be collected through a lien or special assessment if not paid within 60 days. He added that many municipalities utilize liens as part of their enforcement process. He suggested that any revenue generated could be directed toward the City's façade improvement program to support local businesses in need of help for building upkeep. He also referenced the Winstock Institute's "Four Keys to Success," which include enforcement strategies.

Vice Mayor Enriquez shared that he brought the idea forward to help improve the vacant lot and building situation in Orland. He expressed concern about the local economy and stated that addressing vacancies could be a positive starting point. Vice Mayor Enriquez emphasized that he prefers an approach focused more on incentives and collaboration with property owners - "more carrot, less stick."

Councilmember McDermott agreed with the incentive-based approach and supported the concept of reinvesting any collected funds into the façade improvement program.

The Commission discussed initially focusing on vacant commercial buildings in downtown Orland, with the possibility of expanding to residential properties in the future. Members also discussed potential incentives to better market vacant lots and buildings. Mr. Goodman committed to requesting additional data from the City of Corning, updating the draft outreach letter to property owners, compiling an updated inventory of vacant lots and buildings, and contacting property owners to gather information on barriers to leasing or developing their properties.

B. Transit Hub Concepts

Mr. Goodman reported that he recently met with Glenn County's Regional Transit Director and Transit Planner, Mardy Thomas, to discuss the potential development of a transit hub in Orland. He shared data from that meeting, noting that transit service in Orland has been reduced and that higher ridership is occurring between Willows and Chico. He stated that one possible reason may be Orland's limited transit infrastructure.

Mr. Goodman explained that Mr. Thomas expressed interest in the City reaching out to Caltrans regarding projects along State Route 32 to explore the possibility of incorporating bus pullouts, which could support the future development of a transportation hub. He also noted that during the meeting he learned the Redding Area Bus Authority (RABA) is considering potential routes through Orland to Chico, and that a transportation hub could be beneficial for travelers.

Chairperson Lane shared research on the Fairfield Transportation Center and described the amenities and services it offers. He also noted that he asked AI whether a Fairfield-style transportation center would be feasible in Orland and reviewed the staged development approach that was suggested.

Vice Chairperson Jackson stated that her business is located adjacent to the current bus stop and that she rarely sees travelers using the service. She expressed concerns regarding garbage accumulation, individuals sleeping at the stop, and personal property being taken. She also questioned how a future transportation center would be monitored, what type of security would be provided, and how many jobs such a project might bring to the community.

Commissioner Raymondo suggested exploring a short-term partnership with the fairgrounds, given the existing bus stop located in front of the fairgrounds. Mr. Goodman indicated he could bring that suggestion forward.

The Commission discussed the concept further, including potential property locations and amenities that could be incorporated into a transportation hub. Commissioners questioned the overall demand in the area and discussed potential grant funding opportunities and a phased development approach. Additional questions remained regarding the feasibility of connecting Orland's bus services to other regional providers and the need for improved marketing and promotion of existing services, such as Glenn Ride.

Mr. Goodman discussed the potential transit hub project, highlighting its long-term community benefits, including reduced traffic, improved air quality, and increased downtown foot traffic. He stated that he plans to meet with the transportation planner at the end of the month to gather additional information on ridership numbers and current services, as well as to explore grant opportunities for electric vehicle chargers.

Vice Mayor Enriquez shared his experience with a successful bus system in Puerto Vallarta, noting that it was easily accessible. He stated that improving accessibility locally could encourage greater public use of transit services.

Councilmember McDermott suggested exploring the availability of land adjacent to the new mental health facility on South Street near the railroad tracks as a potential hub location, as well as pursuing partnerships with neighboring counties.

Commissioners directed staff to gather more information and come back at a future meeting.

STAFF REPORTS

A. Business and Economic Development

Mr. Goodman shared that the Building Department would provide an update at the February 17 City Council meeting. Mr. Goodman also provided information on the current CHIP housing program. He also reported that Fuego Restaurant has closed.

B. Chamber Report

Vice Chairperson Jackson shared that the Orland Chamber of Commerce will be moving to quarterly meetings and stated she will touch base with them regarding the farmers' markets.

COMMISSIONER REPORTS

Commissioner Jackson:

- Reported meeting with an employee from the Orland Inn regarding coordination with City Council, City staff, or Commissions to assist in improving occupancy.
- Discussed the Chamber of Commerce and the City potentially entering into a Memorandum of Understanding (MOU) to help promote activities and events at Black Butte Lake.
- Announced that her business, Collective Habits/Studio Milan, will celebrate its fifth anniversary on February 28.
- Shared that downtown businesses will host a car show, "Honey and Hot Rods," on April 11.

Commissioner Raymondo:

- Nothing to report.

Chairperson Lane:

- Attended the Veterans Stand Down at the Fairgrounds.
- Attended the January 22 Planning Commission meeting.

ADJOURN – 5:25 PM

Respectfully Submitted,

Jennifer Schmitke, Commission Secretary

Ron Lane, Chairperson