



City Council Meeting Staff Report

Meeting Date: August 26, 2025

Subject: Consideration and Adoption of Resolution Authorizing Execution of Amendment #4 to the Agreement with The Hatamiya Group for Economic Development Consulting Services

Prepared By: Bill Zenoni, City Manager

Recommendation: Staff recommends that the Wheatland City Council consider adoption of a resolution authorizing execution of Amendment #4 to the agreement with The Hatamiya Group for economic development consulting services for the 2025-26 fiscal year

Discussion: In October 2019, Applied Development Economics (ADE) was awarded a contract to complete the Wheatland Business Park Feasibility Study (the Employment Zone Feasibility Study) funded by a grant from SACOG. Lon Hatamiya, a sub-consultant of ADE, was actively involved in the project. That project opened the door for ongoing work with Beale Air Force Base, Yuba Water Agency, property owners and other potential partners to establish a University Affiliated Research Center (UARC) in Wheatland at a location within the Employment Zone study area which will launch the growth of technical business investment in the community.

The City has contracted directly with The Hatamiya Group since July 2021. Mr. Hatamiya and his staff have been extremely helpful in the City's efforts to promote a working partnership between the City of Wheatland and Beale Air Force Base, in the establishment of the Yuba Applied Research Center and also to promote the critical need for the Beale Expressway and the eventual Wheatland Bypass projects. Lon Hatamiya has, on the City's behalf, pursued federal and state funding opportunities and has attended numerous meetings with City staff to promote the needs of and potential economic benefits offered by this community. Staff is recommending that the City continue to utilize the services of The Hatamiya Group during the 2025-26 fiscal year. The proposed Scope of Work includes, but is not limited to, the following:

Consultants will prepare an ongoing analysis that highlights strategies and facilitates economic development opportunities under the following specific tasks.

TASK 1: CONTINUED DEVELOPMENT AND CREATION OF AN OFF-BASE COORDINATING AUTHORITY/ENTITY BETWEEN BEALE AIR FORCE BASE, THE YUBA WATER AGENCY, THE UNIVERSITY OF CALIFORNIA SYSTEM, AND THE CITY OF WHEATLAND WITH A FOCUS ON THE FURTHER DEVELOPMENT OF THE YUBA APPLIED RESEARCH CENTER ("YARC") IN THE CITY OF WHEATLAND

Consultants will continue to facilitate the development of an off-base entity/coordinating authority through a combined effort of networking with the United States Air Force, United States Space Force, the Department of Defense, and the Memorandum of Understandings ("MOU's") between UC CITRIS and UC Davis, the Yuba Water Agency, the City of Wheatland, and any and all interested parties. This effort will include the possible development of an off-base research facility located upon the AKT property at Jasper Lane and Spenceville Road. We will also pursue additional MOU's with Scripps Institute,

California Polytechnic State University, San Luis Obispo (Cal Poly), and other academic and research institutions.

Deliverable: Build upon the MOU's and creation of the 501(C)(3) overseeing the development of the YARC within the City of Wheatland that will facilitate of an off-base joint research center and resulting future economic development opportunities. In addition, Consultant(s) will continue discussion with the USAF, USSF, NASA, NOAA, Lawrence Livermore National Laboratory, and appropriate defense and federal contractors to site collaborative activities, labs, and/or offices at the YARC upon its completion. Moreover, Consultants will identify appropriate federal, state, local and philanthropic funding options to expedite planning and construction of the YARC.

TASK 2: FACILITATE, DEVELOP, AND ASSIST WITH COORDINATING A STRATEGY FOR THE FUNDING OF THE WHEATLAND BYPASS HIGHWAY PROJECT WITH APPROPRIATE FEDERAL, STATE, AND LOCAL ENTITIES AND PARTNERS.

Consultants will continue to facilitate, develop, and assist in coordinating a strategy for potential funding of the Wheatland Bypass highway project. This effort will include communicating with appropriate federal, state, and local entities and partners to determine the best pathway to completion. It will also include continued coordination with local property owners and the City of Wheatland.

Deliverable: Develop a strategy to expedite the funding and completion of the Wheatland Bypass highway project. Identify appropriate federal and state funding options to expedite planning. Coordinate communications among interested parties.

Mr. Hatamiya will be in attendance at the August 26th City Council meeting and will provide an update on his recent activities in support of the City of Wheatland and will also discuss the support activities planned for the coming year.

Fiscal Impact: The cost of the proposed contract amendment is for an amount not-to-exceed \$25,000 to be funded from the Economic Development Fund. Funding for these services is included in the Fiscal Year 2025-26 adopted budget.

Attachments:

1. Resolution
2. Contract Amendment #4
3. Proposal – September 2025 to August 2026