

## NOTICE OF SPECIAL MEETING

Pursuant to Section 54956 of the Government Code of the State of California, a Special Meeting of the **Tracy City Council** is hereby called for:

**Date/Time:** **Tuesday, June 21, 2022, 6:00 p.m.**  
(or as soon thereafter as possible)

**Location:** **Tracy City Hall**  
**333 Civic Center Plaza, Tracy, CA.**

Government Code Section 54954.3 states that every public meeting shall provide an opportunity for the public to address the Tracy City Council on any item, before or during consideration of the item, however no action shall be taken on any item not on the agenda.

***This meeting will be open to the public for in-person and remote participation pursuant to Government Code Section 54953(e)***

***The City of Tracy remains under a local emergency for COVID-19. For all persons attending the meeting in-person, in accordance with the California Department of Public Health Guidelines, universal masking indoors is recommended for all persons regardless of vaccination status as well as social distancing. Members of the public may participate remotely in the meeting via the following method.***

### **For Remote Public Comment:**

*During the Items from the Audience, public comment will be accepted via the options listed below. If you would like to comment remotely, please follow the protocols below:*

- *Comments via:*
  - **Online by visiting** <https://cityoftracyevents.webex.com> and using the following **Event Number: 2550 983 5881** and **Event Password: TracyCC**
  - ***If you would like to participate in the public comment anonymously***, you may submit your comment via phone or in WebEx by typing “Anonymous” when prompted to provide a First and Last Name and inserting [Anonymous@example.com](mailto:Anonymous@example.com) when prompted to provide an email address.
  - **Join by phone** by dialing +1-408-418-9388, enter 25509835881#8722922# Press \*3 to raise the hand icon to speak on an item
- *Protocols for commenting via WebEx:*
  - *If you wish to comment under “Items from the Audience/Public Comment” portion of the agenda:*
    - *Listen for the Mayor to open “Items from the Audience/Public Comment”, then raise your hand to speak by clicking on the Hand icon on the Participants panel to the right of your screen.*
    - *If you no longer wish to comment, you may lower your hand by clicking on the Hand icon again.*
  - *Comments for the “Items from the Audience/Public Comment” will be accepted until the public comment period is closed.*
- **The total allotted time for public comment under “Items from the Audience/Public Comment” will be 15 minutes.**

1. Call to Order
2. Roll Call
3. Items from the audience - *In accordance with Council Meeting Protocols and Rules of Procedure*, adopted by Resolution 2019-240, a five-minute maximum time limit per speaker will apply to all individuals speaking during "Items from the Audience/Public Comment". For non-agendized items, Council Members may briefly respond to statements made or questions posed by individuals during public comment; ask questions for clarification; direct the individual to the appropriate staff member; or request that the matter be placed on a future agenda or that staff provide additional information to Council.
4. CONSENT ITEMS
  - 4.A ADOPT A RESOLUTION MAKING FINDINGS AND AUTHORIZING REMOTE TELECONFERENCE MEETINGS OF THE CITY COUNCIL AND ALL LEGISLATIVE BODIES OF THE CITY OF TRACY FOR THE PERIOD FROM JUNE 21, 2022 THROUGH JULY 22, 2022 PURSUANT TO THE BROWN ACT
5. DISCUSSION ITEMS
  - 5.A RECEIVE AN INFORMATIONAL REPORT REGARDING THE CITY'S ANNUAL ECONOMIC DEVELOPMENT EFFORTS AND ONGOING STRATEGIES
6. Council Items and Comments
7. Adjournment



Mayor

**Posting Date: June 16, 2022**

The City of Tracy is in compliance with the Americans with Disabilities Act and will make all reasonable accommodations for the disabled to participate in employment, programs and facilities. Persons requiring assistance or auxiliary aids in order to participate, should contact the City Manager's Office at (209) 831-6000 at least 24 hours prior to the meeting.

AGENDA ITEM 4.A

REQUEST

**ADOPT A RESOLUTION MAKING FINDINGS AND AUTHORIZING REMOTE TELECONFERENCE MEETINGS OF THE CITY COUNCIL AND ALL LEGISLATIVE BODIES OF THE CITY OF TRACY FOR THE PERIOD FROM JUNE 21, 2022 THROUGH JULY 22, 2022 PURSUANT TO THE BROWN ACT**

EXECUTIVE SUMMARY

AB 361 allows legislative bodies to use abbreviated teleconferencing procedures during a declared state of emergency upon the making of required findings. These abbreviated procedures allow a body to conduct remote teleconference meetings without compliance with paragraph (3) of subdivision (b) of section 54953 of the Ralph M. Brown Act (Cal. Gov. Code section 54950 – 54963).

On March 17, 2020, the City Council of the City of Tracy ratified the declaration of an emergency by the City Manager due to COVID-19 in accordance with Chapter 3.26 of the Tracy Municipal Code. The City Council subsequently adopted resolutions with requisite findings authorizing remote teleconference meetings of the City Council and all legislative bodies of the City of Tracy, including Boards and Commissions, pursuant to AB 361.

While the City has allowed in-person attendance at City Council meetings, the City is experiencing an increase in rates of COVID-19 cases within the County of San Joaquin and amongst the City staff pool. Due to this increase, the City is reinstating social distancing protocols at in-person attendance at City Hall and encouraging the use of teleconferencing for City Council meetings.

And, given the changed circumstances created by the increasing rates of COVID-19, the recommendation is that City Council adopt this Resolution to resume teleconference meetings of the City Council and all legislative bodies of the City of Tracy.

DISCUSSION

On June 11, 2021, Governor Newsom issued Executive Order N-08-21, which among other things rescinded his prior Executive Order N-29-20 and set a date of October 1, 2021, for public agencies to transition back to public meetings held in full compliance with the Brown Act.

As the Delta variant has surged in California, the Legislature took action to extend the COVID-19 exceptions to the Brown Act's teleconference requirements, subject to some additional safeguards. On September 16, 2021, Governor Newsom signed Assembly Bill 361, to allow a local agency to use teleconferencing if certain circumstances exist without complying with the Brown Act's traditional agenda posting, physical access, and quorum requirements for teleconferencing provisions (Attachment A).

The goal of AB 361 is “to improve and enhance public access to local agency meetings during the COVID-19 pandemic and future applicable emergencies, by allowing broader access through teleconferencing options” consistent with Executive Order N-29-20. The bill contains an urgency clause, which made the bill effective upon signing with a sunset date of January 1, 2024.

The new Section 54953(e)(1) of the Brown Act, as amended by AB 361, allows legislative bodies to continue to meet via teleconference without complying with the Brown Act’s teleconferencing requirements, but only during a state of emergency proclaimed by the Governor, in which, 1) state or local health officials have imposed or recommended measures to promote social distancing, or 2) the legislative body has determined by majority vote that meeting in person would present an imminent risk to the health or safety of the attendees.

A local agency that holds a meeting under these circumstances would be required by AB 361 to follow the steps listed below, in addition to giving notice of the meeting and posting agendas as required under the Brown Act. These additional requirements are intended to protect the public’s right to participate in the meetings of local agency legislative bodies.

Pursuant to AB 361 local agencies are required to do all of the following in addition to meeting notice requirements under the Brown Act:

- Allow the public to access the meeting and require that the agenda provide an opportunity for the public to directly address the legislative body pursuant to the Brown Act’s other teleconferencing provisions.
- In each instance when the local agency provides notice of the teleconferenced meeting or posts its agenda, give notice for how the public can access the meeting and provide public comment.
- Identify and include in the agenda an opportunity for all persons to attend via a call-in or an internet-based service option; the legislative body needs not provide a physical location for the public to attend or provide comments.
- Conduct teleconference meetings in a manner that protects the statutory and constitutional rights of the public.
- Stop the meeting until public access is restored in the event of a service disruption that either prevents the local agency from broadcasting the meeting to the public using the call-in or internet-based service option or is within the local agency’s control and prevents the public from submitting public comments (any actions taken during such a service disruption can be challenged under the Brown Act’s existing challenge provisions).
- Not require comments be submitted in advance (though the legislative body may provide that as an option) and provide the opportunity to comment in real-time.
- Provide adequate time for public comment, either by establishing a timed public comment period or by allowing a reasonable amount of time to comment.
- If the legislative body uses a third-party website or platform to host the

teleconference, and the third-party service requires users to register to participate, the legislative body must provide adequate time during the comment period for users to register and may not close the registration comment period until the comment period has elapsed.

While the City has allowed in-person attendance at City Council meetings, the City is experiencing an increase in rates of COVID-19 cases within the County of San Joaquin and amongst the City staff pool. The San Joaquin County Public Health Services provided an update to the City Council of this situation at the June 7, 2022 meeting. In addition, the Human Resources Department of the City of Tracy has documented an increase in COVID-19 positive test rates amongst City staff in recent weeks. To minimize the exposure to COVID-19 from this recent surge, the City is reinstating social distancing protocols at in-person attendance at City Hall and encouraging the use of teleconferencing for City Council meetings.

Given these changed circumstances created by the increasing rates of COVID-19, the recommendation is that City Council adopt this Resolution to resume teleconference meetings of the City Council and all legislative bodies of the City of Tracy. If Council approves the proposed resolution, staff will present a staff report to Council every thirty days to verify that the circumstances continue to exist.

#### STRATEGIC PLAN

This agenda item relates to the City Council's Strategic Priorities in the area of Public Safety (Goal #1 Support COVID-19 Public Health Recovery).

#### FISCAL IMPACT

There is no fiscal impact related to this agenda item.

#### RECOMMENDATION

Staff recommends that Council adopt a resolution making findings and re-authorizing remote teleconference meetings of all legislative bodies of the City of Tracy for the period of June 21, 2022, to July 22, 2022, pursuant to the Brown Act.

Prepared by: Bijal Patel, City Attorney

Reviewed by: Adrienne Richardson, City Clerk  
Midori Lichtwardt, Assistant City Manager

Approved by: Michael Rogers, City Manager

#### ATTACHMENTS

A – Assembly Bill 361

**Assembly Bill No. 361**

**CHAPTER 165**

An act to add and repeal Section 89305.6 of the Education Code, and to amend, repeal, and add Section 54953 of, and to add and repeal Section 11133 of, the Government Code, relating to open meetings, and declaring the urgency thereof, to take effect immediately.

[Approved by Governor September 16, 2021. Filed with Secretary of State September 16, 2021.]

LEGISLATIVE COUNSEL'S DIGEST

AB 361, Robert Rivas. Open meetings: state and local agencies: teleconferences.

(1) Existing law, the Ralph M. Brown Act requires, with specified exceptions, that all meetings of a legislative body of a local agency, as those terms are defined, be open and public and that all persons be permitted to attend and participate. The act contains specified provisions regarding the timelines for posting an agenda and providing for the ability of the public to directly address the legislative body on any item of interest to the public. The act generally requires all regular and special meetings of the legislative body be held within the boundaries of the territory over which the local agency exercises jurisdiction, subject to certain exceptions. The act allows for meetings to occur via teleconferencing subject to certain requirements, particularly that the legislative body notice each teleconference location of each member that will be participating in the public meeting, that each teleconference location be accessible to the public, that members of the public be allowed to address the legislative body at each teleconference location, that the legislative body post an agenda at each teleconference location, and that at least a quorum of the legislative body participate from locations within the boundaries of the local agency's jurisdiction. The act provides an exemption to the jurisdictional requirement for health authorities, as defined. The act authorizes the district attorney or any interested person, subject to certain provisions, to commence an action by mandamus or injunction for the purpose of obtaining a judicial determination that specified actions taken by a legislative body are null and void.

Existing law, the California Emergency Services Act, authorizes the Governor, or the Director of Emergency Services when the governor is inaccessible, to proclaim a state of emergency under specified circumstances.

Executive Order No. N-29-20 suspends the Ralph M. Brown Act's requirements for teleconferencing during the COVID-19 pandemic provided that notice and accessibility requirements are met, the public members are allowed to observe and address the legislative body at the meeting, and that a legislative body of a local agency has a procedure for receiving and swiftly

resolving requests for reasonable accommodation for individuals with disabilities, as specified.

This bill, until January 1, 2024, would authorize a local agency to use teleconferencing without complying with the teleconferencing requirements imposed by the Ralph M. Brown Act when a legislative body of a local agency holds a meeting during a declared state of emergency, as that term is defined, when state or local health officials have imposed or recommended measures to promote social distancing, during a proclaimed state of emergency held for the purpose of determining, by majority vote, whether meeting in person would present imminent risks to the health or safety of attendees, and during a proclaimed state of emergency when the legislative body has determined that meeting in person would present imminent risks to the health or safety of attendees, as provided.

This bill would require legislative bodies that hold teleconferenced meetings under these abbreviated teleconferencing procedures to give notice of the meeting and post agendas, as described, to allow members of the public to access the meeting and address the legislative body, to give notice of the means by which members of the public may access the meeting and offer public comment, including an opportunity for all persons to attend via a call-in option or an internet-based service option, and to conduct the meeting in a manner that protects the statutory and constitutional rights of the parties and the public appearing before the legislative body. The bill would require the legislative body to take no further action on agenda items when there is a disruption which prevents the public agency from broadcasting the meeting, or in the event of a disruption within the local agency's control which prevents members of the public from offering public comments, until public access is restored. The bill would specify that actions taken during the disruption are subject to challenge proceedings, as specified.

This bill would prohibit the legislative body from requiring public comments to be submitted in advance of the meeting and would specify that the legislative body must provide an opportunity for the public to address the legislative body and offer comment in real time. The bill would prohibit the legislative body from closing the public comment period and the opportunity to register to provide public comment, until the public comment period has elapsed or until a reasonable amount of time has elapsed, as specified. When there is a continuing state of emergency, or when state or local officials have imposed or recommended measures to promote social distancing, the bill would require a legislative body to make specified findings not later than 30 days after the first teleconferenced meeting pursuant to these provisions, and to make those findings every 30 days thereafter, in order to continue to meet under these abbreviated teleconferencing procedures.

Existing law prohibits a legislative body from requiring, as a condition to attend a meeting, a person to register the person's name, or to provide other information, or to fulfill any condition precedent to the person's attendance.

This bill would exclude from that prohibition, a registration requirement imposed by a third-party internet website or other online platform not under the control of the legislative body.

(2) Existing law, the Bagley-Keene Open Meeting Act, requires, with specified exceptions, that all meetings of a state body be open and public and all persons be permitted to attend any meeting of a state body. The act requires at least one member of the state body to be physically present at the location specified in the notice of the meeting.

The Governor's Executive Order No. N-29-20 suspends the requirements of the Bagley-Keene Open Meeting Act for teleconferencing during the COVID-19 pandemic, provided that notice and accessibility requirements are met, the public members are allowed to observe and address the state body at the meeting, and that a state body has a procedure for receiving and swiftly resolving requests for reasonable accommodation for individuals with disabilities, as specified.

This bill, until January 31, 2022, would authorize, subject to specified notice and accessibility requirements, a state body to hold public meetings through teleconferencing and to make public meetings accessible telephonically, or otherwise electronically, to all members of the public seeking to observe and to address the state body. With respect to a state body holding a public meeting pursuant to these provisions, the bill would suspend certain requirements of existing law, including the requirements that each teleconference location be accessible to the public and that members of the public be able to address the state body at each teleconference location. Under the bill, a state body that holds a meeting through teleconferencing and allows members of the public to observe and address the meeting telephonically or otherwise electronically would satisfy any requirement that the state body allow members of the public to attend the meeting and offer public comment. The bill would require that each state body that holds a meeting through teleconferencing provide notice of the meeting, and post the agenda, as provided. The bill would urge state bodies utilizing these teleconferencing procedures in the bill to use sound discretion and to make reasonable efforts to adhere as closely as reasonably possible to existing law, as provided.

(3) Existing law establishes the various campuses of the California State University under the administration of the Trustees of the California State University, and authorizes the establishment of student body organizations in connection with the operations of California State University campuses.

The Gloria Romero Open Meetings Act of 2000 generally requires a legislative body, as defined, of a student body organization to conduct its business in a meeting that is open and public. The act authorizes the legislative body to use teleconferencing, as defined, for the benefit of the public and the legislative body in connection with any meeting or proceeding authorized by law.

This bill, until January 31, 2022, would authorize, subject to specified notice and accessibility requirements, a legislative body, as defined for purposes of the act, to hold public meetings through teleconferencing and



to make public meetings accessible telephonically, or otherwise electronically, to all members of the public seeking to observe and to address the legislative body. With respect to a legislative body holding a public meeting pursuant to these provisions, the bill would suspend certain requirements of existing law, including the requirements that each teleconference location be accessible to the public and that members of the public be able to address the legislative body at each teleconference location. Under the bill, a legislative body that holds a meeting through teleconferencing and allows members of the public to observe and address the meeting telephonically or otherwise electronically would satisfy any requirement that the legislative body allow members of the public to attend the meeting and offer public comment. The bill would require that each legislative body that holds a meeting through teleconferencing provide notice of the meeting, and post the agenda, as provided. The bill would urge legislative bodies utilizing these teleconferencing procedures in the bill to use sound discretion and to make reasonable efforts to adhere as closely as reasonably possible to existing law, as provided.

(4) This bill would declare the Legislature's intent, consistent with the Governor's Executive Order No. N-29-20, to improve and enhance public access to state and local agency meetings during the COVID-19 pandemic and future emergencies by allowing broader access through teleconferencing options.

(5) This bill would incorporate additional changes to Section 54953 of the Government Code proposed by AB 339 to be operative only if this bill and AB 339 are enacted and this bill is enacted last.

(6) The California Constitution requires local agencies, for the purpose of ensuring public access to the meetings of public bodies and the writings of public officials and agencies, to comply with a statutory enactment that amends or enacts laws relating to public records or open meetings and contains findings demonstrating that the enactment furthers the constitutional requirements relating to this purpose.

This bill would make legislative findings to that effect.

(7) Existing constitutional provisions require that a statute that limits the right of access to the meetings of public bodies or the writings of public officials and agencies be adopted with findings demonstrating the interest protected by the limitation and the need for protecting that interest.

This bill would make legislative findings to that effect.

(8) This bill would declare that it is to take effect immediately as an urgency statute.

*The people of the State of California do enact as follows:*

SECTION 1. Section 89305.6 is added to the Education Code, to read:  
89305.6. (a) Notwithstanding any other provision of this article, and subject to the notice and accessibility requirements in subdivisions (d) and (e), a legislative body may hold public meetings through teleconferencing

and make public meetings accessible telephonically, or otherwise electronically, to all members of the public seeking to observe and to address the legislative body.

(b) (1) For a legislative body holding a public meeting through teleconferencing pursuant to this section, all requirements in this article requiring the physical presence of members, the clerk or other personnel of the legislative body, or the public, as a condition of participation in or quorum for a public meeting, are hereby suspended.

(2) For a legislative body holding a public meeting through teleconferencing pursuant to this section, all of the following requirements in this article are suspended:

(A) Each teleconference location from which a member will be participating in a public meeting or proceeding be identified in the notice and agenda of the public meeting or proceeding.

(B) Each teleconference location be accessible to the public.

(C) Members of the public may address the legislative body at each teleconference conference location.

(D) Post agendas at all teleconference locations.

(E) At least one member of the legislative body be physically present at the location specified in the notice of the meeting.

(c) A legislative body that holds a meeting through teleconferencing and allows members of the public to observe and address the meeting telephonically or otherwise electronically, consistent with the notice and accessibility requirements in subdivisions (d) and (e), shall have satisfied any requirement that the legislative body allow members of the public to attend the meeting and offer public comment. A legislative body need not make available any physical location from which members of the public may observe the meeting and offer public comment.

(d) If a legislative body holds a meeting through teleconferencing pursuant to this section and allows members of the public to observe and address the meeting telephonically or otherwise electronically, the legislative body shall also do both of the following:

(1) Implement a procedure for receiving and swiftly resolving requests for reasonable modification or accommodation from individuals with disabilities, consistent with the federal Americans with Disabilities Act of 1990 (42 U.S.C. Sec. 12101 et seq.), and resolving any doubt whatsoever in favor of accessibility.

(2) Advertise that procedure each time notice is given of the means by which members of the public may observe the meeting and offer public comment, pursuant to paragraph (2) of subdivision (e).

(e) Except to the extent this section provides otherwise, each legislative body that holds a meeting through teleconferencing pursuant to this section shall do both of the following:

(1) Give advance notice of the time of, and post the agenda for, each public meeting according to the timeframes otherwise prescribed by this article, and using the means otherwise prescribed by this article, as applicable.

(2) In each instance in which notice of the time of the meeting is otherwise given or the agenda for the meeting is otherwise posted, also give notice of the means by which members of the public may observe the meeting and offer public comment. As to any instance in which there is a change in the means of public observation and comment, or any instance prior to the effective date of this section in which the time of the meeting has been noticed or the agenda for the meeting has been posted without also including notice of the means of public observation and comment, a legislative body may satisfy this requirement by advertising the means of public observation and comment using the most rapid means of communication available at the time. Advertising the means of public observation and comment using the most rapid means of communication available at the time shall include, but need not be limited to, posting such means on the legislative body's internet website.

(f) All legislative bodies utilizing the teleconferencing procedures in this section are urged to use sound discretion and to make reasonable efforts to adhere as closely as reasonably possible to the otherwise applicable provisions of this article, in order to maximize transparency and provide the public access to legislative body meetings.

(g) This section shall remain in effect only until January 31, 2022, and as of that date is repealed.

SEC. 2. Section 11133 is added to the Government Code, to read:

11133. (a) Notwithstanding any other provision of this article, and subject to the notice and accessibility requirements in subdivisions (d) and (e), a state body may hold public meetings through teleconferencing and make public meetings accessible telephonically, or otherwise electronically, to all members of the public seeking to observe and to address the state body.

(b) (1) For a state body holding a public meeting through teleconferencing pursuant to this section, all requirements in this article requiring the physical presence of members, the clerk or other personnel of the state body, or the public, as a condition of participation in or quorum for a public meeting, are hereby suspended.

(2) For a state body holding a public meeting through teleconferencing pursuant to this section, all of the following requirements in this article are suspended:

(A) Each teleconference location from which a member will be participating in a public meeting or proceeding be identified in the notice and agenda of the public meeting or proceeding.

(B) Each teleconference location be accessible to the public.

(C) Members of the public may address the state body at each teleconference conference location.

(D) Post agendas at all teleconference locations.

(E) At least one member of the state body be physically present at the location specified in the notice of the meeting.

(c) A state body that holds a meeting through teleconferencing and allows members of the public to observe and address the meeting telephonically

or otherwise electronically, consistent with the notice and accessibility requirements in subdivisions (d) and (e), shall have satisfied any requirement that the state body allow members of the public to attend the meeting and offer public comment. A state body need not make available any physical location from which members of the public may observe the meeting and offer public comment.

(d) If a state body holds a meeting through teleconferencing pursuant to this section and allows members of the public to observe and address the meeting telephonically or otherwise electronically, the state body shall also do both of the following:

(1) Implement a procedure for receiving and swiftly resolving requests for reasonable modification or accommodation from individuals with disabilities, consistent with the federal Americans with Disabilities Act of 1990 (42 U.S.C. Sec. 12101 et seq.), and resolving any doubt whatsoever in favor of accessibility.

(2) Advertise that procedure each time notice is given of the means by which members of the public may observe the meeting and offer public comment, pursuant to paragraph (2) of subdivision (e).

(e) Except to the extent this section provides otherwise, each state body that holds a meeting through teleconferencing pursuant to this section shall do both of the following:

(1) Give advance notice of the time of, and post the agenda for, each public meeting according to the timeframes otherwise prescribed by this article, and using the means otherwise prescribed by this article, as applicable.

(2) In each instance in which notice of the time of the meeting is otherwise given or the agenda for the meeting is otherwise posted, also give notice of the means by which members of the public may observe the meeting and offer public comment. As to any instance in which there is a change in the means of public observation and comment, or any instance prior to the effective date of this section in which the time of the meeting has been noticed or the agenda for the meeting has been posted without also including notice of the means of public observation and comment, a state body may satisfy this requirement by advertising the means of public observation and comment using the most rapid means of communication available at the time. Advertising the means of public observation and comment using the most rapid means of communication available at the time shall include, but need not be limited to, posting such means on the state body's internet website.

(f) All state bodies utilizing the teleconferencing procedures in this section are urged to use sound discretion and to make reasonable efforts to adhere as closely as reasonably possible to the otherwise applicable provisions of this article, in order to maximize transparency and provide the public access to state body meetings.

(g) This section shall remain in effect only until January 31, 2022, and as of that date is repealed.

SEC. 3. Section 54953 of the Government Code is amended to read:

54953. (a) All meetings of the legislative body of a local agency shall be open and public, and all persons shall be permitted to attend any meeting of the legislative body of a local agency, except as otherwise provided in this chapter.

(b) (1) Notwithstanding any other provision of law, the legislative body of a local agency may use teleconferencing for the benefit of the public and the legislative body of a local agency in connection with any meeting or proceeding authorized by law. The teleconferenced meeting or proceeding shall comply with all otherwise applicable requirements of this chapter and all otherwise applicable provisions of law relating to a specific type of meeting or proceeding.

(2) Teleconferencing, as authorized by this section, may be used for all purposes in connection with any meeting within the subject matter jurisdiction of the legislative body. All votes taken during a teleconferenced meeting shall be by rollcall.

(3) If the legislative body of a local agency elects to use teleconferencing, it shall post agendas at all teleconference locations and conduct teleconference meetings in a manner that protects the statutory and constitutional rights of the parties or the public appearing before the legislative body of a local agency. Each teleconference location shall be identified in the notice and agenda of the meeting or proceeding, and each teleconference location shall be accessible to the public. During the teleconference, at least a quorum of the members of the legislative body shall participate from locations within the boundaries of the territory over which the local agency exercises jurisdiction, except as provided in subdivisions (d) and (e). The agenda shall provide an opportunity for members of the public to address the legislative body directly pursuant to Section 54954.3 at each teleconference location.

(4) For the purposes of this section, “teleconference” means a meeting of a legislative body, the members of which are in different locations, connected by electronic means, through either audio or video, or both. Nothing in this section shall prohibit a local agency from providing the public with additional teleconference locations.

(c) (1) No legislative body shall take action by secret ballot, whether preliminary or final.

(2) The legislative body of a local agency shall publicly report any action taken and the vote or abstention on that action of each member present for the action.

(3) Prior to taking final action, the legislative body shall orally report a summary of a recommendation for a final action on the salaries, salary schedules, or compensation paid in the form of fringe benefits of a local agency executive, as defined in subdivision (d) of Section 3511.1, during the open meeting in which the final action is to be taken. This paragraph shall not affect the public’s right under the California Public Records Act (Chapter 3.5 (commencing with Section 6250) of Division 7 of Title 1) to inspect or copy records created or received in the process of developing the recommendation.

(d) (1) Notwithstanding the provisions relating to a quorum in paragraph (3) of subdivision (b), if a health authority conducts a teleconference meeting, members who are outside the jurisdiction of the authority may be counted toward the establishment of a quorum when participating in the teleconference if at least 50 percent of the number of members that would establish a quorum are present within the boundaries of the territory over which the authority exercises jurisdiction, and the health authority provides a teleconference number, and associated access codes, if any, that allows any person to call in to participate in the meeting and the number and access codes are identified in the notice and agenda of the meeting.

(2) Nothing in this subdivision shall be construed as discouraging health authority members from regularly meeting at a common physical site within the jurisdiction of the authority or from using teleconference locations within or near the jurisdiction of the authority. A teleconference meeting for which a quorum is established pursuant to this subdivision shall be subject to all other requirements of this section.

(3) For purposes of this subdivision, a health authority means any entity created pursuant to Sections 14018.7, 14087.31, 14087.35, 14087.36, 14087.38, and 14087.9605 of the Welfare and Institutions Code, any joint powers authority created pursuant to Article 1 (commencing with Section 6500) of Chapter 5 of Division 7 for the purpose of contracting pursuant to Section 14087.3 of the Welfare and Institutions Code, and any advisory committee to a county-sponsored health plan licensed pursuant to Chapter 2.2 (commencing with Section 1340) of Division 2 of the Health and Safety Code if the advisory committee has 12 or more members.

(e) (1) A local agency may use teleconferencing without complying with the requirements of paragraph (3) of subdivision (b) if the legislative body complies with the requirements of paragraph (2) of this subdivision in any of the following circumstances:

(A) The legislative body holds a meeting during a proclaimed state of emergency, and state or local officials have imposed or recommended measures to promote social distancing.

(B) The legislative body holds a meeting during a proclaimed state of emergency for the purpose of determining, by majority vote, whether as a result of the emergency, meeting in person would present imminent risks to the health or safety of attendees.

(C) The legislative body holds a meeting during a proclaimed state of emergency and has determined, by majority vote, pursuant to subparagraph (B), that, as a result of the emergency, meeting in person would present imminent risks to the health or safety of attendees.

(2) A legislative body that holds a meeting pursuant to this subdivision shall do all of the following:

(A) The legislative body shall give notice of the meeting and post agendas as otherwise required by this chapter.

(B) The legislative body shall allow members of the public to access the meeting and the agenda shall provide an opportunity for members of the public to address the legislative body directly pursuant to Section 54954.3.

In each instance in which notice of the time of the teleconferenced meeting is otherwise given or the agenda for the meeting is otherwise posted, the legislative body shall also give notice of the means by which members of the public may access the meeting and offer public comment. The agenda shall identify and include an opportunity for all persons to attend via a call-in option or an internet-based service option. This subparagraph shall not be construed to require the legislative body to provide a physical location from which the public may attend or comment.

(C) The legislative body shall conduct teleconference meetings in a manner that protects the statutory and constitutional rights of the parties and the public appearing before the legislative body of a local agency.

(D) In the event of a disruption which prevents the public agency from broadcasting the meeting to members of the public using the call-in option or internet-based service option, or in the event of a disruption within the local agency's control which prevents members of the public from offering public comments using the call-in option or internet-based service option, the body shall take no further action on items appearing on the meeting agenda until public access to the meeting via the call-in option or internet-based service option is restored. Actions taken on agenda items during a disruption which prevents the public agency from broadcasting the meeting may be challenged pursuant to Section 54960.1.

(E) The legislative body shall not require public comments to be submitted in advance of the meeting and must provide an opportunity for the public to address the legislative body and offer comment in real time. This subparagraph shall not be construed to require the legislative body to provide a physical location from which the public may attend or comment.

(F) Notwithstanding Section 54953.3, an individual desiring to provide public comment through the use of an internet website, or other online platform, not under the control of the local legislative body, that requires registration to log in to a teleconference may be required to register as required by the third-party internet website or online platform to participate.

(G) (i) A legislative body that provides a timed public comment period for each agenda item shall not close the public comment period for the agenda item, or the opportunity to register, pursuant to subparagraph (F), to provide public comment until that timed public comment period has elapsed.

(ii) A legislative body that does not provide a timed public comment period, but takes public comment separately on each agenda item, shall allow a reasonable amount of time per agenda item to allow public members the opportunity to provide public comment, including time for members of the public to register pursuant to subparagraph (F), or otherwise be recognized for the purpose of providing public comment.

(iii) A legislative body that provides a timed general public comment period that does not correspond to a specific agenda item shall not close the public comment period or the opportunity to register, pursuant to subparagraph (F), until the timed general public comment period has elapsed.

(3) If a state of emergency remains active, or state or local officials have imposed or recommended measures to promote social distancing, in order to continue to teleconference without compliance with paragraph (3) of subdivision (b), the legislative body shall, not later than 30 days after teleconferencing for the first time pursuant to subparagraph (A), (B), or (C) of paragraph (1), and every 30 days thereafter, make the following findings by majority vote:

(A) The legislative body has reconsidered the circumstances of the state of emergency.

(B) Any of the following circumstances exist:

(i) The state of emergency continues to directly impact the ability of the members to meet safely in person.

(ii) State or local officials continue to impose or recommend measures to promote social distancing.

(4) For the purposes of this subdivision, “state of emergency” means a state of emergency proclaimed pursuant to Section 8625 of the California Emergency Services Act (Article 1 (commencing with Section 8550) of Chapter 7 of Division 1 of Title 2).

(f) This section shall remain in effect only until January 1, 2024, and as of that date is repealed.

SEC. 3.1. Section 54953 of the Government Code is amended to read:

54953. (a) All meetings of the legislative body of a local agency shall be open and public, and all persons shall be permitted to attend any meeting of the legislative body of a local agency in person, except as otherwise provided in this chapter. Local agencies shall conduct meetings subject to this chapter consistent with applicable state and federal civil rights laws, including, but not limited to, any applicable language access and other nondiscrimination obligations.

(b) (1) Notwithstanding any other provision of law, the legislative body of a local agency may use teleconferencing for the benefit of the public and the legislative body of a local agency in connection with any meeting or proceeding authorized by law. The teleconferenced meeting or proceeding shall comply with all otherwise applicable requirements of this chapter and all otherwise applicable provisions of law relating to a specific type of meeting or proceeding.

(2) Teleconferencing, as authorized by this section, may be used for all purposes in connection with any meeting within the subject matter jurisdiction of the legislative body. All votes taken during a teleconferenced meeting shall be by rollcall.

(3) If the legislative body of a local agency elects to use teleconferencing, it shall post agendas at all teleconference locations and conduct teleconference meetings in a manner that protects the statutory and constitutional rights of the parties or the public appearing before the legislative body of a local agency. Each teleconference location shall be identified in the notice and agenda of the meeting or proceeding, and each teleconference location shall be accessible to the public. During the teleconference, at least a quorum of the members of the legislative body



shall participate from locations within the boundaries of the territory over which the local agency exercises jurisdiction, except as provided in subdivisions (d) and (e). The agenda shall provide an opportunity for members of the public to address the legislative body directly pursuant to Section 54954.3 at each teleconference location.

(4) For the purposes of this section, “teleconference” means a meeting of a legislative body, the members of which are in different locations, connected by electronic means, through either audio or video, or both. Nothing in this section shall prohibit a local agency from providing the public with additional teleconference locations.

(c) (1) No legislative body shall take action by secret ballot, whether preliminary or final.

(2) The legislative body of a local agency shall publicly report any action taken and the vote or abstention on that action of each member present for the action.

(3) Prior to taking final action, the legislative body shall orally report a summary of a recommendation for a final action on the salaries, salary schedules, or compensation paid in the form of fringe benefits of a local agency executive, as defined in subdivision (d) of Section 3511.1, during the open meeting in which the final action is to be taken. This paragraph shall not affect the public’s right under the California Public Records Act (Chapter 3.5 (commencing with Section 6250) of Division 7 of Title 1) to inspect or copy records created or received in the process of developing the recommendation.

(d) (1) Notwithstanding the provisions relating to a quorum in paragraph (3) of subdivision (b), if a health authority conducts a teleconference meeting, members who are outside the jurisdiction of the authority may be counted toward the establishment of a quorum when participating in the teleconference if at least 50 percent of the number of members that would establish a quorum are present within the boundaries of the territory over which the authority exercises jurisdiction, and the health authority provides a teleconference number, and associated access codes, if any, that allows any person to call in to participate in the meeting and the number and access codes are identified in the notice and agenda of the meeting.

(2) Nothing in this subdivision shall be construed as discouraging health authority members from regularly meeting at a common physical site within the jurisdiction of the authority or from using teleconference locations within or near the jurisdiction of the authority. A teleconference meeting for which a quorum is established pursuant to this subdivision shall be subject to all other requirements of this section.

(3) For purposes of this subdivision, a health authority means any entity created pursuant to Sections 14018.7, 14087.31, 14087.35, 14087.36, 14087.38, and 14087.9605 of the Welfare and Institutions Code, any joint powers authority created pursuant to Article 1 (commencing with Section 6500) of Chapter 5 of Division 7 for the purpose of contracting pursuant to Section 14087.3 of the Welfare and Institutions Code, and any advisory committee to a county-sponsored health plan licensed pursuant to Chapter

2.2 (commencing with Section 1340) of Division 2 of the Health and Safety Code if the advisory committee has 12 or more members.

(e) (1) A local agency may use teleconferencing without complying with the requirements of paragraph (3) of subdivision (b) if the legislative body complies with the requirements of paragraph (2) of this subdivision in any of the following circumstances:

(A) The legislative body holds a meeting during a proclaimed state of emergency, and state or local officials have imposed or recommended measures to promote social distancing.

(B) The legislative body holds a meeting during a proclaimed state of emergency for the purpose of determining, by majority vote, whether as a result of the emergency, meeting in person would present imminent risks to the health or safety of attendees.

(C) The legislative body holds a meeting during a proclaimed state of emergency and has determined, by majority vote, pursuant to subparagraph (B), that, as a result of the emergency, meeting in person would present imminent risks to the health or safety of attendees.

(2) A legislative body that holds a meeting pursuant to this subdivision shall do all of the following:

(A) The legislative body shall give notice of the meeting and post agendas as otherwise required by this chapter.

(B) The legislative body shall allow members of the public to access the meeting and the agenda shall provide an opportunity for members of the public to address the legislative body directly pursuant to Section 54954.3. In each instance in which notice of the time of the teleconferenced meeting is otherwise given or the agenda for the meeting is otherwise posted, the legislative body shall also give notice of the means by which members of the public may access the meeting and offer public comment. The agenda shall identify and include an opportunity for all persons to attend via a call-in option or an internet-based service option. This subparagraph shall not be construed to require the legislative body to provide a physical location from which the public may attend or comment.

(C) The legislative body shall conduct teleconference meetings in a manner that protects the statutory and constitutional rights of the parties and the public appearing before the legislative body of a local agency.

(D) In the event of a disruption which prevents the public agency from broadcasting the meeting to members of the public using the call-in option or internet-based service option, or in the event of a disruption within the local agency's control which prevents members of the public from offering public comments using the call-in option or internet-based service option, the body shall take no further action on items appearing on the meeting agenda until public access to the meeting via the call-in option or internet-based service option is restored. Actions taken on agenda items during a disruption which prevents the public agency from broadcasting the meeting may be challenged pursuant to Section 54960.1.

(E) The legislative body shall not require public comments to be submitted in advance of the meeting and must provide an opportunity for

the public to address the legislative body and offer comment in real time. This subparagraph shall not be construed to require the legislative body to provide a physical location from which the public may attend or comment.

(F) Notwithstanding Section 54953.3, an individual desiring to provide public comment through the use of an internet website, or other online platform, not under the control of the local legislative body, that requires registration to log in to a teleconference may be required to register as required by the third-party internet website or online platform to participate.

(G) (i) A legislative body that provides a timed public comment period for each agenda item shall not close the public comment period for the agenda item, or the opportunity to register, pursuant to subparagraph (F), to provide public comment until that timed public comment period has elapsed.

(ii) A legislative body that does not provide a timed public comment period, but takes public comment separately on each agenda item, shall allow a reasonable amount of time per agenda item to allow public members the opportunity to provide public comment, including time for members of the public to register pursuant to subparagraph (F), or otherwise be recognized for the purpose of providing public comment.

(iii) A legislative body that provides a timed general public comment period that does not correspond to a specific agenda item shall not close the public comment period or the opportunity to register, pursuant to subparagraph (F), until the timed general public comment period has elapsed.

(3) If a state of emergency remains active, or state or local officials have imposed or recommended measures to promote social distancing, in order to continue to teleconference without compliance with paragraph (3) of subdivision (b), the legislative body shall, not later than 30 days after teleconferencing for the first time pursuant to subparagraph (A), (B), or (C) of paragraph (1), and every 30 days thereafter, make the following findings by majority vote:

(A) The legislative body has reconsidered the circumstances of the state of emergency.

(B) Any of the following circumstances exist:

(i) The state of emergency continues to directly impact the ability of the members to meet safely in person.

(ii) State or local officials continue to impose or recommend measures to promote social distancing.

(4) For the purposes of this subdivision, “state of emergency” means a state of emergency proclaimed pursuant to Section 8625 of the California Emergency Services Act (Article 1 (commencing with Section 8550) of Chapter 7 of Division 1 of Title 2).

(f) This section shall remain in effect only until January 1, 2024, and as of that date is repealed.

SEC. 4. Section 54953 is added to the Government Code, to read:

54953. (a) All meetings of the legislative body of a local agency shall be open and public, and all persons shall be permitted to attend any meeting

of the legislative body of a local agency, except as otherwise provided in this chapter.

(b) (1) Notwithstanding any other provision of law, the legislative body of a local agency may use teleconferencing for the benefit of the public and the legislative body of a local agency in connection with any meeting or proceeding authorized by law. The teleconferenced meeting or proceeding shall comply with all requirements of this chapter and all otherwise applicable provisions of law relating to a specific type of meeting or proceeding.

(2) Teleconferencing, as authorized by this section, may be used for all purposes in connection with any meeting within the subject matter jurisdiction of the legislative body. All votes taken during a teleconferenced meeting shall be by rollcall.

(3) If the legislative body of a local agency elects to use teleconferencing, it shall post agendas at all teleconference locations and conduct teleconference meetings in a manner that protects the statutory and constitutional rights of the parties or the public appearing before the legislative body of a local agency. Each teleconference location shall be identified in the notice and agenda of the meeting or proceeding, and each teleconference location shall be accessible to the public. During the teleconference, at least a quorum of the members of the legislative body shall participate from locations within the boundaries of the territory over which the local agency exercises jurisdiction, except as provided in subdivision (d). The agenda shall provide an opportunity for members of the public to address the legislative body directly pursuant to Section 54954.3 at each teleconference location.

(4) For the purposes of this section, "teleconference" means a meeting of a legislative body, the members of which are in different locations, connected by electronic means, through either audio or video, or both. Nothing in this section shall prohibit a local agency from providing the public with additional teleconference locations

(c) (1) No legislative body shall take action by secret ballot, whether preliminary or final.

(2) The legislative body of a local agency shall publicly report any action taken and the vote or abstention on that action of each member present for the action.

(3) Prior to taking final action, the legislative body shall orally report a summary of a recommendation for a final action on the salaries, salary schedules, or compensation paid in the form of fringe benefits of a local agency executive, as defined in subdivision (d) of Section 3511.1, during the open meeting in which the final action is to be taken. This paragraph shall not affect the public's right under the California Public Records Act (Chapter 3.5 (commencing with Section 6250) of Division 7 of Title 1) to inspect or copy records created or received in the process of developing the recommendation.

(d) (1) Notwithstanding the provisions relating to a quorum in paragraph (3) of subdivision (b), if a health authority conducts a teleconference meeting,

members who are outside the jurisdiction of the authority may be counted toward the establishment of a quorum when participating in the teleconference if at least 50 percent of the number of members that would establish a quorum are present within the boundaries of the territory over which the authority exercises jurisdiction, and the health authority provides a teleconference number, and associated access codes, if any, that allows any person to call in to participate in the meeting and the number and access codes are identified in the notice and agenda of the meeting.

(2) Nothing in this subdivision shall be construed as discouraging health authority members from regularly meeting at a common physical site within the jurisdiction of the authority or from using teleconference locations within or near the jurisdiction of the authority. A teleconference meeting for which a quorum is established pursuant to this subdivision shall be subject to all other requirements of this section.

(3) For purposes of this subdivision, a health authority means any entity created pursuant to Sections 14018.7, 14087.31, 14087.35, 14087.36, 14087.38, and 14087.9605 of the Welfare and Institutions Code, any joint powers authority created pursuant to Article 1 (commencing with Section 6500) of Chapter 5 of Division 7 for the purpose of contracting pursuant to Section 14087.3 of the Welfare and Institutions Code, and any advisory committee to a county-sponsored health plan licensed pursuant to Chapter 2.2 (commencing with Section 1340) of Division 2 of the Health and Safety Code if the advisory committee has 12 or more members.

(e) This section shall become operative January 1, 2024.

SEC. 4.1. Section 54953 is added to the Government Code, to read:

54953. (a) All meetings of the legislative body of a local agency shall be open and public, and all persons shall be permitted to attend any meeting of the legislative body of a local agency, in person except as otherwise provided in this chapter. Local agencies shall conduct meetings subject to this chapter consistent with applicable state and federal civil rights laws, including, but not limited to, any applicable language access and other nondiscrimination obligations.

(b) (1) Notwithstanding any other provision of law, the legislative body of a local agency may use teleconferencing for the benefit of the public and the legislative body of a local agency in connection with any meeting or proceeding authorized by law. The teleconferenced meeting or proceeding shall comply with all requirements of this chapter and all otherwise applicable provisions of law relating to a specific type of meeting or proceeding.

(2) Teleconferencing, as authorized by this section, may be used for all purposes in connection with any meeting within the subject matter jurisdiction of the legislative body. All votes taken during a teleconferenced meeting shall be by rollcall.

(3) If the legislative body of a local agency elects to use teleconferencing, it shall post agendas at all teleconference locations and conduct teleconference meetings in a manner that protects the statutory and constitutional rights of the parties or the public appearing before the

legislative body of a local agency. Each teleconference location shall be identified in the notice and agenda of the meeting or proceeding, and each teleconference location shall be accessible to the public. During the teleconference, at least a quorum of the members of the legislative body shall participate from locations within the boundaries of the territory over which the local agency exercises jurisdiction, except as provided in subdivision (d). The agenda shall provide an opportunity for members of the public to address the legislative body directly pursuant to Section 54954.3 at each teleconference location.

(4) For the purposes of this section, "teleconference" means a meeting of a legislative body, the members of which are in different locations, connected by electronic means, through either audio or video, or both. Nothing in this section shall prohibit a local agency from providing the public with additional teleconference locations.

(c) (1) No legislative body shall take action by secret ballot, whether preliminary or final.

(2) The legislative body of a local agency shall publicly report any action taken and the vote or abstention on that action of each member present for the action.

(3) Prior to taking final action, the legislative body shall orally report a summary of a recommendation for a final action on the salaries, salary schedules, or compensation paid in the form of fringe benefits of a local agency executive, as defined in subdivision (d) of Section 3511.1, during the open meeting in which the final action is to be taken. This paragraph shall not affect the public's right under the California Public Records Act (Chapter 3.5 commencing with Section 6250) of Division 7 of Title 1) to inspect or copy records created or received in the process of developing the recommendation.

(d) (1) Notwithstanding the provisions relating to a quorum in paragraph (3) of subdivision (b), if a health authority conducts a teleconference meeting, members who are outside the jurisdiction of the authority may be counted toward the establishment of a quorum when participating in the teleconference if at least 50 percent of the number of members that would establish a quorum are present within the boundaries of the territory over which the authority exercises jurisdiction, and the health authority provides a teleconference number, and associated access codes, if any, that allows any person to call in to participate in the meeting and the number and access codes are identified in the notice and agenda of the meeting.

(2) Nothing in this subdivision shall be construed as discouraging health authority members from regularly meeting at a common physical site within the jurisdiction of the authority or from using teleconference locations within or near the jurisdiction of the authority. A teleconference meeting for which a quorum is established pursuant to this subdivision shall be subject to all other requirements of this section.

(3) For purposes of this subdivision, a health authority means any entity created pursuant to Sections 14018.7, 14087.31, 14087.35, 14087.36, 14087.38, and 14087.9605 of the Welfare and Institutions Code, any joint

powers authority created pursuant to Article 1 (commencing with Section 6500) of Chapter 5 of Division 7 for the purpose of contracting pursuant to Section 14087.3 of the Welfare and Institutions Code, and any advisory committee to a county-sponsored health plan licensed pursuant to Chapter 2.2 (commencing with Section 1340) of Division 2 of the Health and Safety Code if the advisory committee has 12 or more members.

(e) This section shall become operative January 1, 2024.

SEC. 5. Sections 3.1 and 4.1 of this bill incorporate amendments to Section 54953 of the Government Code proposed by both this bill and Assembly Bill 339. Those sections of this bill shall only become operative if (1) both bills are enacted and become effective on or before January 1, 2022, but this bill becomes operative first, (2) each bill amends Section 54953 of the Government Code, and (3) this bill is enacted after Assembly Bill 339, in which case Section 54953 of the Government Code, as amended by Sections 3 and 4 of this bill, shall remain operative only until the operative date of Assembly Bill 339, at which time Sections 3.1 and 4.1 of this bill shall become operative.

SEC. 6. It is the intent of the Legislature in enacting this act to improve and enhance public access to state and local agency meetings during the COVID-19 pandemic and future applicable emergencies, by allowing broader access through teleconferencing options consistent with the Governor's Executive Order No. N-29-20 dated March 17, 2020, permitting expanded use of teleconferencing during the COVID-19 pandemic.

SEC. 7. The Legislature finds and declares that Sections 3 and 4 of this act, which amend, repeal, and add Section 54953 of the Government Code, further, within the meaning of paragraph (7) of subdivision (b) of Section 3 of Article I of the California Constitution, the purposes of that constitutional section as it relates to the right of public access to the meetings of local public bodies or the writings of local public officials and local agencies. Pursuant to paragraph (7) of subdivision (b) of Section 3 of Article I of the California Constitution, the Legislature makes the following findings:

This act is necessary to ensure minimum standards for public participation and notice requirements allowing for greater public participation in teleconference meetings during applicable emergencies.

SEC. 8. (a) The Legislature finds and declares that during the COVID-19 public health emergency, certain requirements of the Bagley-Keene Open Meeting Act (Article 9 (commencing with Section 11120) of Chapter 1 of Part 1 of Division 3 of Title 2 of the Government Code) were suspended by Executive Order N-29-20. Audio and video teleconference were widely used to conduct public meetings in lieu of physical location meetings, and public meetings conducted by teleconference during the COVID-19 public health emergency have been productive, have increased public participation by all members of the public regardless of their location in the state and ability to travel to physical meeting locations, have protected the health and safety of civil servants and the public, and have reduced travel costs incurred by members of state bodies and reduced work hours spent traveling to and from meetings.

(b) The Legislature finds and declares that Section 1 of this act, which adds and repeals Section 89305.6 of the Education Code, Section 2 of this act, which adds and repeals Section 11133 of the Government Code, and Sections 3 and 4 of this act, which amend, repeal, and add Section 54953 of the Government Code, all increase and potentially limit the public's right of access to the meetings of public bodies or the writings of public officials and agencies within the meaning of Section 3 of Article I of the California Constitution. Pursuant to that constitutional provision, the Legislature makes the following findings to demonstrate the interest protected by this limitation and the need for protecting that interest:

(1) By removing the requirement that public meetings be conducted at a primary physical location with a quorum of members present, this act protects the health and safety of civil servants and the public and does not preference the experience of members of the public who might be able to attend a meeting in a physical location over members of the public who cannot travel or attend that meeting in a physical location.

(2) By removing the requirement for agendas to be placed at the location of each public official participating in a public meeting remotely, including from the member's private home or hotel room, this act protects the personal, private information of public officials and their families while preserving the public's right to access information concerning the conduct of the people's business.

SEC. 9. This act is an urgency statute necessary for the immediate preservation of the public peace, health, or safety within the meaning of Article IV of the California Constitution and shall go into immediate effect. The facts constituting the necessity are:

In order to ensure that state and local agencies can continue holding public meetings while providing essential services like water, power, and fire protection to their constituents during public health, wildfire, or other states of emergencies, it is necessary that this act take effect immediately.





TRACY CITY COUNCIL

RESOLUTION NO. \_\_\_\_\_

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**MAKING FINDINGS AND RE-AUTHORIZING REMOTE TELECONFERENCE MEETINGS OF THE CITY COUNCIL AND ALL LEGISLATIVE BODIES OF THE CITY OF TRACY FOR THE PERIOD OF JUNE 21, 2022, TO JULY 22, 2022, PURSUANT TO THE BROWN ACT**

**WHEREAS**, The City of Tracy is committed to preserving and nurturing public access and participation in meetings of the City Council; and

**WHEREAS**, All meetings of the City of Tracy's legislative bodies are open and public, as required by the Ralph M. Brown Act (Cal. Gov. Code section 54950 – 54963), so that any member of the public may attend, participate, and watch the City's legislative bodies conduct their business; and

**WHEREAS**, AB 361 allows legislative bodies to use abbreviated teleconferencing procedures during a declared state of emergency upon the making of required findings, so as to allow a body to conduct remote teleconference meetings without compliance with paragraph (3) of subdivision (b) of section 54953 of Brown Act; and

**WHEREAS**, On March 17, 2020, the City Council of the City of Tracy ratified the declaration of an emergency by the City Manager due to COVID-19 in accordance with Chapter 3.26 of the Tracy Municipal Code; and

**WHEREAS**, While the City has allowed in-person attendance at City Council meetings, the City is experiencing an increase in rates of COVID-19 cases within the County of San Joaquin and amongst the City staff pool; and

**WHEREAS**, The San Joaquin County Public Health Services provided an update of the increasing rates at the June 7, 2022, City Council meeting; and

**WHEREAS**, the Human Resources Department of the City of Tracy has documented an increase in COVID-19 positive test rates amongst City staff in recent weeks; and

**WHEREAS**, To minimize the exposure to COVID-19 from this recent surge, the City is reinstating social distancing protocols at in-person attendance at City Hall and encouraging the use of teleconferencing for City Council meetings; and now therefore be it

**RESOLVED:**

Section 1. Recitals. The Recitals set forth above are true and correct and are incorporated into this Resolution as findings of this City Council by this reference.

Section 2. Findings. The City Council hereby finds the following:

- A. That due to COVID-19, including the recent surge being experienced in the City of Tracy, holding City Council and other legislative body meetings exclusively in person will present imminent risk to the health and safety of attendees.
- B. That COVID-19 has caused, and will continue to cause, conditions of peril to the safety of persons within the City that are likely to be beyond the control of services, personnel, equipment, and facilities of the City, and desires to affirm a local emergency exists and re-ratify the proclamation of a state of emergency by the Governor of the State of California.

Section 3. Remote Teleconference Meetings. The City Council, including Council subcommittees, and all Boards and Commissions of the City of Tracy are hereby authorized and directed to take all actions necessary to carry out the intent and purpose of this Resolution including, continuing to conduct open and public meetings in accordance with Government Code section 54953(e) and other applicable provisions of the Brown Act for the period of June 21, 2022 through July 22, 2022.

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The foregoing Resolution 2022-\_\_\_\_\_ was adopted by the Tracy City Council on June 21, by the following vote:

AYES:	COUNCIL MEMBERS:
NOES:	COUNCIL MEMBERS:
ABSENT:	COUNCIL MEMBERS:
ABSTENTION:	COUNCIL MEMBERS:

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NANCY D. YOUNG  
Mayor of the City of Tracy, California

ATTEST: \_\_\_\_\_  
ADRIANNE RICHARDSON  
City Clerk and Clerk of the Council of the  
City of Tracy, California

AGENDA ITEM 5.A

REQUEST

**RECEIVE AN INFORMATIONAL REPORT REGARDING THE CITY'S ANNUAL ECONOMIC DEVELOPMENT EFFORTS AND ONGOING STRATEGIES**

EXECUTIVE SUMMARY

The purpose of this report is to provide the City Council with an update on the economic environment, review the City's economic development (ED) performance and efforts, and provide an update on the status of various ED efforts and accomplishments in the City. Economic development has been one of the Council's strategic priorities and remains an essential tool for maintaining the quality of life, creating a diversified economic base, and providing an opportunity for upward mobility in the City. This report defines economic development, discusses economic climate and performance, Tracy's economic composition, business attraction, business retention and expansion, and community education and brand management efforts.

DISCUSSION

*Definition*

Economic development is the process of growing the local economy by investing in the quality of life, job creation, economic resiliency, revenue generation to fund community services, and creation of new wealth and upward mobility for residents and businesses. Economic development efforts vary from policy level strategies to tactical objectives focused on a variety of areas like quality of life, workforce development, developer negotiations, revenue enhancements, business friendliness, retail tenanting, arts, diversification of housing, and business retention and expansion among many other initiatives. Economic development has been consistently emphasized as a strategic City Council priority.

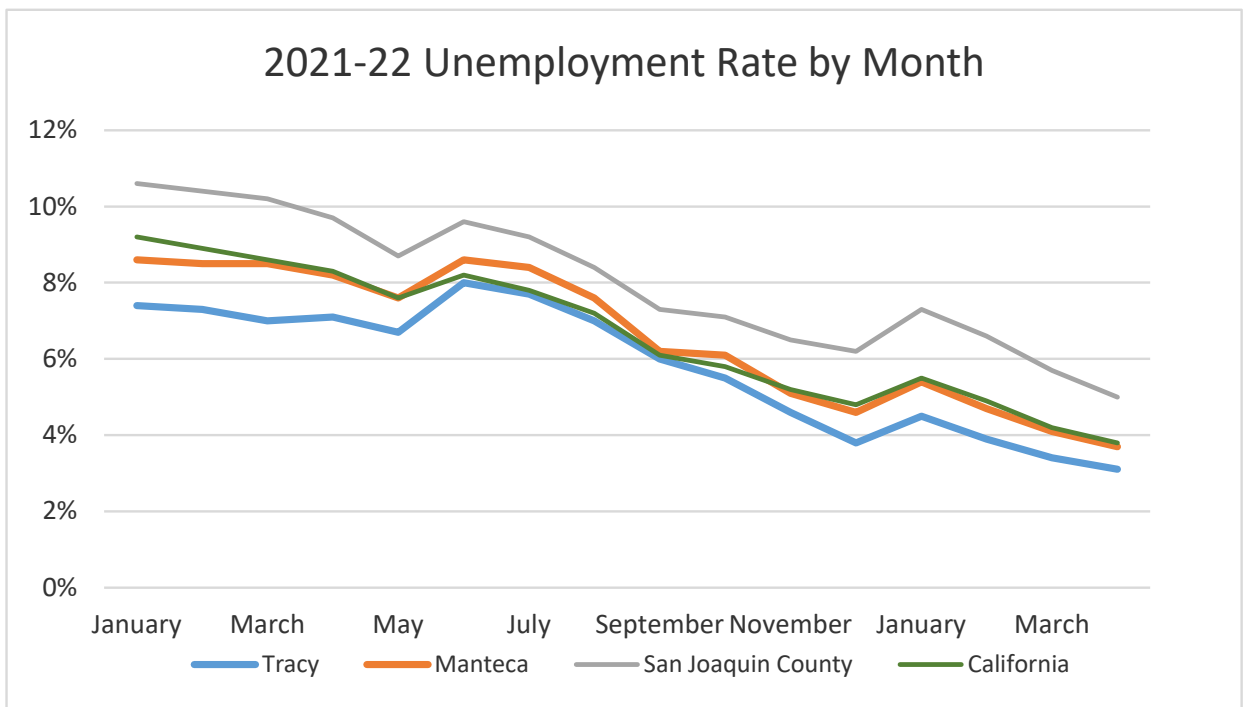
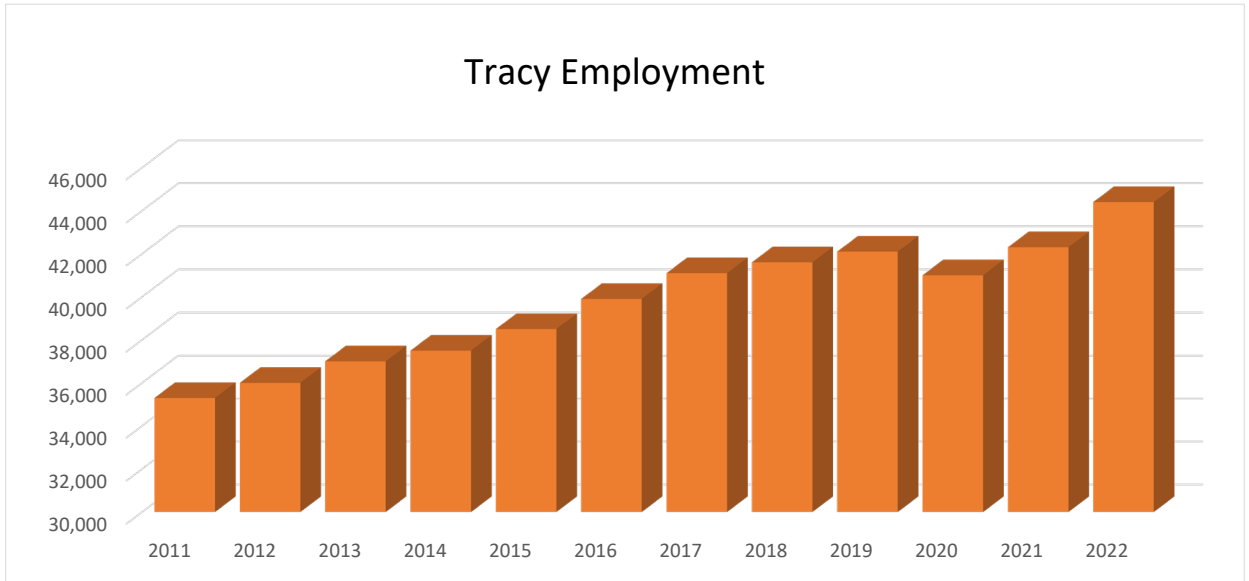
*Economic Climate and Demographics*

The state of the national economy is uncertain with concerns about labor shortage, high national debt, and high inflation, including record high fuel prices. Consumer confidence index has been decreasing since early 2022 which reflects pessimism from the public about the short-term outlook for income, taxes, and broader economic conditions. Over the last decade, the U.S. national gross domestic product (GDP), which is a common measure of economic output, grew by 48%. This includes annual growth of nearly 10% between 2020 and 2021.

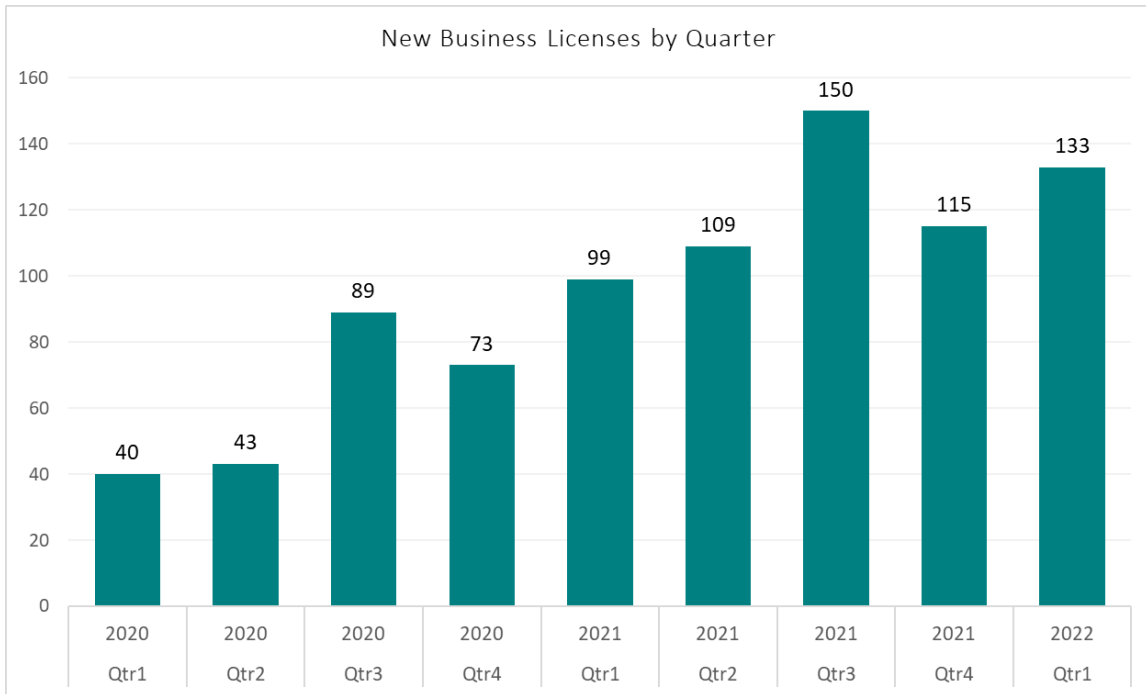
Tracy has experienced substantial growth over the last 10 years, benefitting from its central location in the Northern California megaregion and the spillover demand from landlocked coastal areas and higher cost of living in the Bay Area. The City's population is approaching 100,000. During 2021, the City added 668 housing units and 2,800 jobs. Annual population growth during this time period was 2.3%. For comparison, Manteca grew by 3.6% while Lathrop grew by 10%, although the countywide average was 1.7%. During 2021, incomes and home values have also grown rapidly. Average home values

in Tracy increased by 12.6% during the last year, while median values increased by 16.3%.

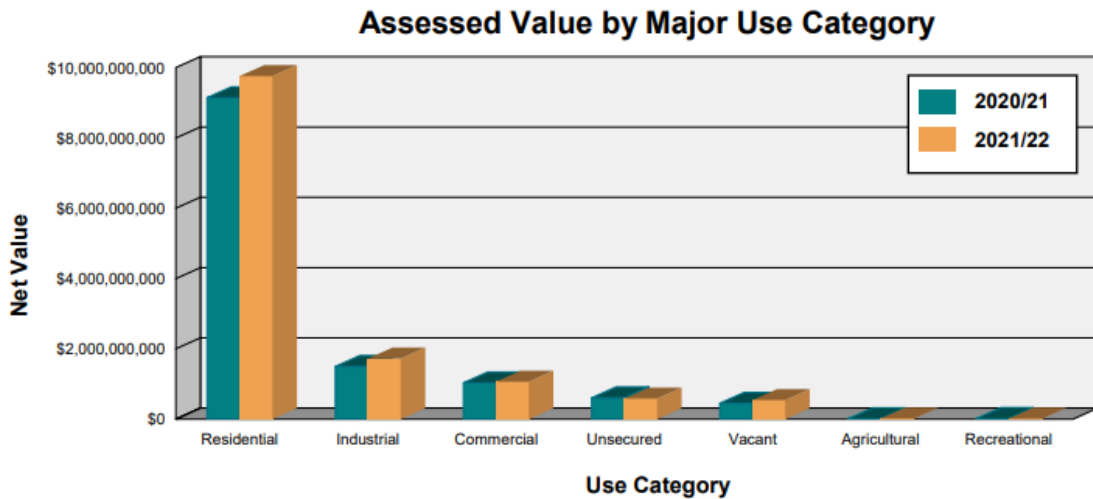
Tracy enjoyed strong employment increases and low unemployment rates over the last decade. A drop in employment at the start of the COVID-19 pandemic in 2020 was short lived with the economy recovering in 2021, with early 2022 employment rising to record levels. Tracy's current unemployment rate of below 4% continues to outperform the countywide and statewide average, as shown below.



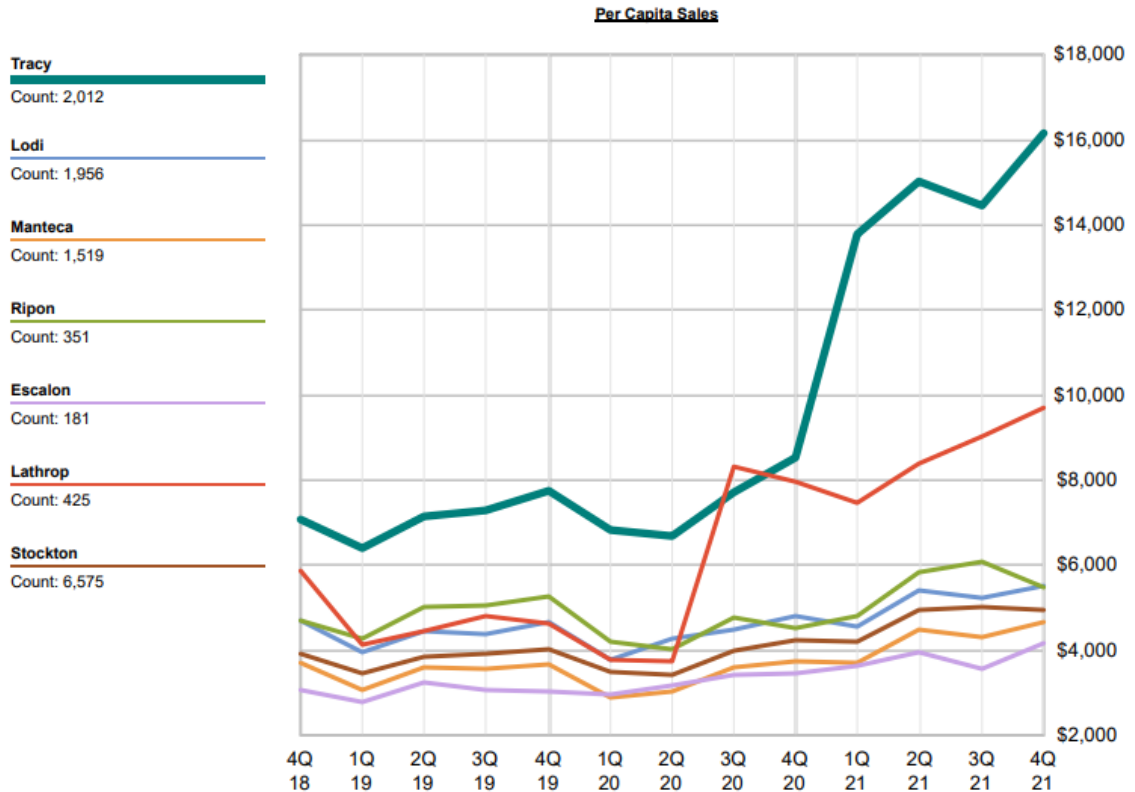
The City has over 3,000 active businesses ranging in size and industry. Well over half of the businesses have five employees or less, which highlights the small business composition of the local economy. While these businesses are more vulnerable to economic downturns, they are also more rooted in the community and more likely to remain in the City as they grow. Similar to the broader trend, Tracy has experienced a high number of new businesses since the beginning of COVID-19, which is reflective of the local entrepreneurial climate. About 1/3 of businesses in Tracy are home occupation businesses, which highlights the impact from housing on economic development.



Property and sales taxes are two of the City’s largest revenue sources. The City’s net taxable assessed value is \$13.7 billion, an increase of 7.4% from the prior year. Residential development comprises 71.0% of the net taxable value total with 12.6% comprised by industrial development and 7.7% by commercial development, as shown below. The City receives an average of 13.2% of each property tax dollar, though the City’s property tax share varies by location and by tax rate area.



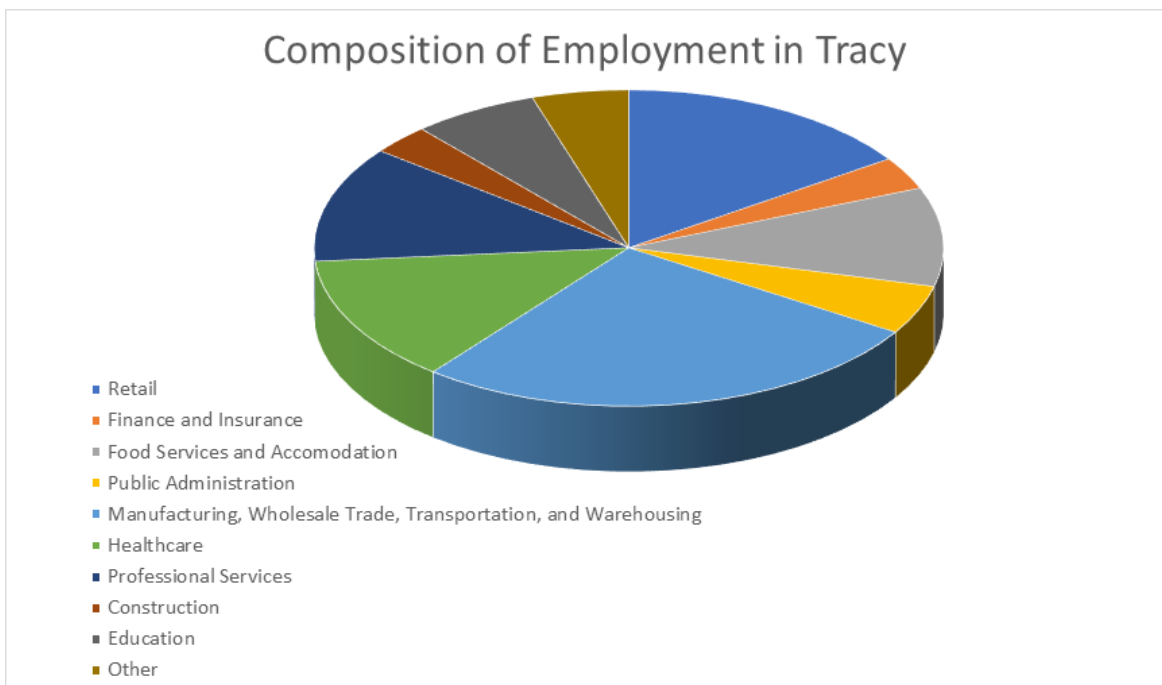
Tracy has the highest per capita sales in the County. The business and industry category comprises 63% of sales tax revenue to the City, highlighting the value of business activity. Tracy’s location has lent itself for strong growth in the fulfillment and e-commerce sector. As shown in the graph below, the business and industry sales tax category experienced strong growth during COVID-19 when many traditional retailers struggled. E-commerce growth creates a hedge against sales tax performance within brick-and-mortar retailers. This industry increased per capita sales by nearly 80 percent over the last year and generates 1/3 of Tracy’s overall sales.



<b>Tracy</b>	Count: 2,012
<b>Lodi</b>	Count: 1,956
<b>Manteca</b>	Count: 1,519
<b>Ripon</b>	Count: 351
<b>Escalon</b>	Count: 181
<b>Lathrop</b>	Count: 425
<b>Stockton</b>	Count: 6,575

### *Economic Composition*

Tracy is located in one of the fastest growing regions in the State. The City has 44,400 jobs and added 2,800 jobs over the last year. Consistent with San Joaquin County having one of the highest concentrations of industrial jobs in the nation, a large part of Tracy's economy is comprised of logistics, supply chain, and transportation. Tracy also has a high concentration of retail jobs due to the City being a regional retail destination, particularly along the I-205 corridor. The healthcare category also has a high concentration of jobs, with these industries generally supporting higher paying wages than transportation and retail. The City's share of finance and insurance as well as tech services jobs offers a growth and diversification opportunity. Staff has been targeting these categories in its business attraction efforts, focusing on clean and green technologies, among others.



Tracy residents have longer commutes than the regional average, as many commute to Bay Area employment centers for higher paying opportunities relative to local job offerings. Meanwhile, many jobs in Tracy are filled by non-residents. As shown below, only 18.6% of residents work in the City. This highlights Tracy's role in the regional economy as a major employment provider in the region, but also as a bedroom community to the Bay Area labor force. Given strong economic linkage to the Bay Area, it is important to continue creating local job opportunities that match the skills and income requirements for the existing and future population.

Tracy has several major business parks with a total of 33 million square feet of industrial space with an additional 4.7 million square feet in the development pipeline. Tracy's industrial zoning is highly flexible, and many existing buildings have an office component. Given the flexibility of zoning, the spectrum of industries in the City's business parks varies from supply chain logistics and packaging companies to advanced



manufacturing, biotech, and medical device operations. There is a wide spectrum of jobs across various skill and income levels housed within these economic activity centers. Vacancy rate is 5.1% with market rent of \$9.14 per square foot. Over the last year, vacancies decreased by 1.5% while rents increased by 9.2%

Tracy has 4.6 million square feet of retail space. The space is located across the City, with the largest cluster in the I-205 area and in downtown. Additionally, new retail development is in the pipeline at the International Park of Commerce and in South Tracy. Tracy has the highest per capita sales in San Joaquin County. Vacancy rate is 4.2% with market rent of \$24.24 per square foot. Over the last year, vacancies reduced by 1.0% while rents increased by 2.1%. The office market in Tracy is smaller, with about 800,000 square feet of space.

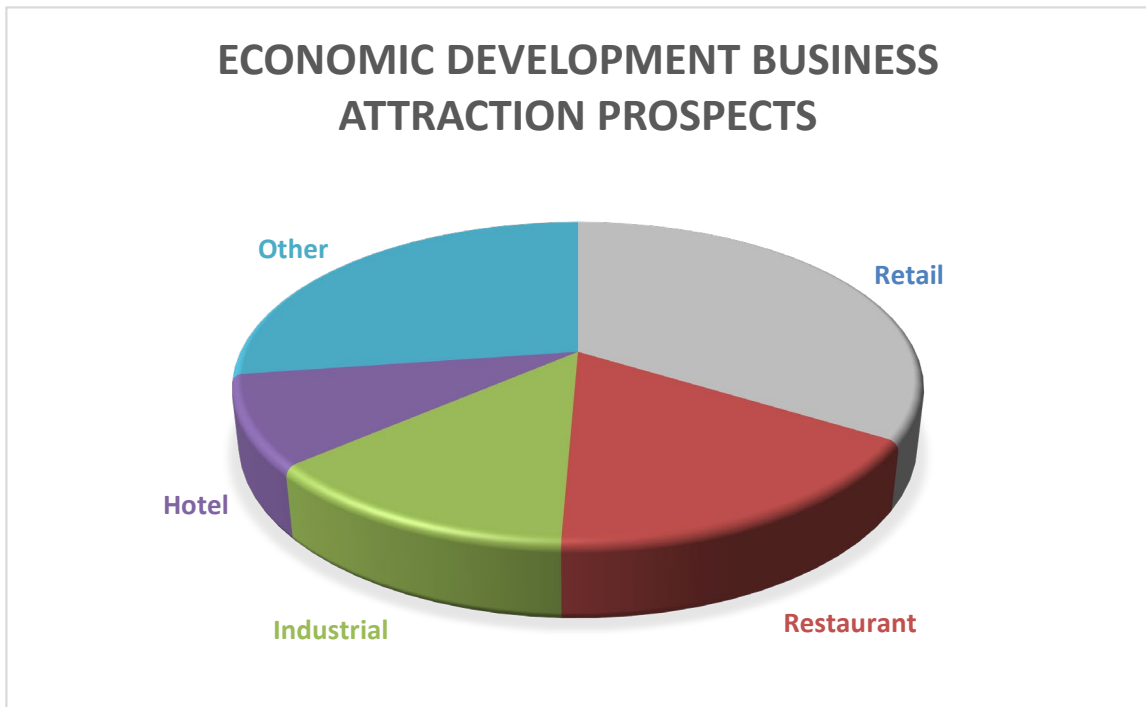
#### *Business Attraction*

ED staff focuses its business attraction efforts on companies that offer head of household jobs<sup>1</sup> in advanced manufacturing, green technology, information technology, medical devices, finance and professional services, and research & development sectors. Attraction of employers in these industries diversifies the City's existing economic base and expands a range of wage levels while reducing resident commuting. Staff utilizes various efforts to target employers. During the last year, Tracy editorials and advertisements were featured across three Site Selection publications, two Xpansion Magazine, Site Selection Magazine, and Business Facilities Magazine, each of which has a readership of over 60,000 site selectors, relocation executives, consultants, and brokers.

As shown below, staff is currently working with nearly 80 prospects across a wide range of business types. Economic development staff actively manages business attraction prospects and works with potential businesses to support their relocation needs. Staff also actively follows up on leads and with perspective tenants to ensure that Tracy remains at the forefront of their site selection decision making.

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<sup>1</sup> The City defines head of household jobs as those paying annual wages of \$73,000 or above.



*Site Selection and Business Attraction for Retail and Restaurants*

Retail attraction is a key objective for the City that targets desired tenants by the community. During the last year, ED staff attended three Innovating Commerce Serving Communities (retail conferences) and promoted Tracy to hundreds of target retailers, including Trader Joe’s and Whole Foods. Tracy attracted Hobby Lobby to West Valley Mall in 2021. Hobby Lobby is a top ten desired retail chain in the Tracy Retail Survey and represents a significant investment into the Tracy community with reuse of the vacant JC Penney building. Other new retail businesses opened last year or are scheduled to open for business in the City include:

<b>Downtown</b>	<b>Other Areas</b>
Stained Canvass	CrumbI Cookies*
The Station	La Dona Taqueria i Birrieria
L’aube Boutique	Bay Boys Brewing
Stile & Grace	El Jefe Taqueria
	Midori Fine Asian Dining

\*Not opened yet.

ED Division staff actively works to recruit community desired retailers to Tracy. The survey recently conducted by ED staff found entertainment and upscale restaurants as the top two retail categories for business attraction. Staff’s retail recruitment efforts consist of ongoing communications with company representatives, brokers, and other agents to keep Tracy at the forefront of expansion opportunities. Staff also attends retail conferences where it actively targets retailers and prepares customized data packages as part of business attraction pitches. Staff also works with landowners and developers to promote available sites, offer tenant attraction incentives, and spotlight other Tracy

advantages to desired users.

### *Business Retention and Expansion*

The City works closely with the Tracy Chamber of Commerce, the Tracy City Center Association (TCCA), San Joaquin County Employment Development Department, and Small Business Administration to bring resources to Tracy businesses, as demonstrated in the accomplishments below. City staff's focus on business support resulted in the following achievements during the last year:

- **Outdoor Dining Implementation 2.0** was a partial reopening of 10<sup>th</sup> Street to accommodate access to businesses and additional parking while retaining outside dining. Staff worked closely with the Tracy City Center Association (TCCA) and restaurant owners to establish a long-term program where parklet designs and funding were developed to create safe, consistent, and aesthetic seating capacity on the public right of way at no cost to restaurants. The program is fully funded through the American Rescue Act grant and covers up to \$50,000 in parklet expenses per business. The City is currently processing parklet applications.
- **COVID-19 Strategies Committee** was formulated in December of 2020 based on direction from City Council. ED staff formed a committee comprised of the Tracy business community, City staff, TCCA, Tracy Chamber of Commerce, and other stakeholders. ED staff hosts bi-weekly meetings focused on sharing information about business resources and regulations, financial assistance, and other ED issues.
- **Business Retention Visits.** Staff teamed up with the County Office of Economic Development and Tracy Chamber of Commerce to conduct on site business retention visits and share local, regional, State, and Federal resources available to the business community.
- **Industrial Round Table** includes collaboration with the Tracy Chamber of Commerce to conduct outreach to industrial businesses and host roundtable events focused on local industrial business needs and challenges.
- **Updated the City's Card Room Ordinance.** As part of a collaboration with the City Attorney's Office, staff updated the City's ordinance to help Stars Card Room overcome capacity restrictions during COVID. The change enabled Stars Card Room to survive and invest into future operation by upgrading its facility. After the approval by the Planning Commission, Stars Card Room is moving into the former Famous Dave's building and is expecting to increase its employment by 50%.
- **Other Business Retention Assistance** efforts include business outreach and continued engagement with businesses as well as promotion of local, regional, and State resources. Staff continuously monitors financial performance and communicates with a variety of business representatives ranging from small to large business in the City.

- **Disposition of the Westside Market.** After receiving direction to proceed with the disposition of the City-owned Westside Market building, ED staff issued a Request For Proposals (RFP), solicited developers and end users, and reviewed RFP responses. The item brought to City Council on March 29, 2022 resulted in the selection of the preferred developer to negotiate exclusive terms of the public-private partnership for leveraging the City's building to activate an important downtown block.

#### *Community Education and Brand Management*

ED staff invests heavily in marketing the City as the premier destination for doing business and for high quality of life. The following accomplishments demonstrate staff's focus in this area during the last year:

- **Secured a consultant and engaged in the Economic Development Strategic Plan update.** Staff implemented City Council direction to develop an RFP, find a consultant, negotiate the scope, and secure the funding to seek community input and to update the City's long-term economic development vision. This effort will touch on all facets of economic development including business attraction, business retention, revenue generation, brand management, and community education.
- **Implemented New "Shop Tracy" Marketing Campaign** to support local businesses in collaboration with Tracy Chamber of Commerce and Tracy City Center Association (TCCA). This ongoing campaign is designed to boost small business support. It resulted in the creation of a user-friendly digital business directory and promotion of "shop local" messaging through window decals, social media, newsletter advertisements, and videos. Due to the campaign's success, in part, businesses within TCCA's boundary experienced record sales during the second, third, and fourth quarter of 2021.
- **Won a grant award and implemented "Discover Tracy" Marketing Campaign** to support local tourism industry. The City was awarded a \$67,000 grant from San Joaquin County and invested the funding to promote the City as a tourism destination. This effort resulted in the new campaign, landing page, and digital marketing of the City's image and specific events. Additionally, staff took out advertisements in BART as well as in Diablo Magazine, the East Bay's premier quality of life publication.
- **Updated banners along 11<sup>th</sup> Street.** The City's appearance affects the image and brand of the community. ED staff coordinated the reprinting and replacement of the City of Tracy-branded promotional banners that line the 11<sup>th</sup> Street among other locations
- **Conducted an economic development survey.** Following the National Community Survey results shared with the City Council on February 15, 2022, ED staff implemented a follow-up survey and received 59 responses. The survey found that affordability is the primary driver for attracting residents to Tracy and that infrastructure is the highest priority for attracting businesses.

- **Facilitated adoption of the City's first affordable housing policy.** On October 5, 2021, ED staff brought forward a resolution authorizing the City to become a member of California Community Housing Agency, an affordable housing consortium formed to create affordable housing for the essential middle-income workforce.
- **Awarded Community Development Block Grant (CDBG) and HOME Investment Partnership (HOME) Program funds.** Grants to local non-profits include \$498,077 awarded in CDBG funding and \$163,461 awarded in HOME funding to support the construction of Tracy's Temporary Emergency Housing Facility.
- **Continued to manage the City's economic development website.** Thinkinsidethetriangle.com continues to be a resource for business attraction, business retention and expansion, community education, and resource sharing, among other benefits.

#### FISCAL IMPACT

This is an informational item only and no actions by the City Council are being requested. Any fiscal items summarized in this report were included in the City's Budget for FY2021/22.

#### STRATEGIC PLAN

This agenda item is informational.

#### RECOMMENDATION

Staff recommends that the City Council receive an informational report regarding the City's annual economic development efforts and ongoing strategies.

Prepared by: Michael Nimon, Economic Development Manager

Reviewed by: William Dean, Assistant Director of Development Services  
Karin Schnaider, Finance Director  
Vanessa Carrera, Assistant to the City Manager  
Midori Lichtwardt, Assistant City Manager

Approved by: Michael Rogers, City Manager

#### ATTACHMENTS:

Attachment A - Powerpoint Presentation



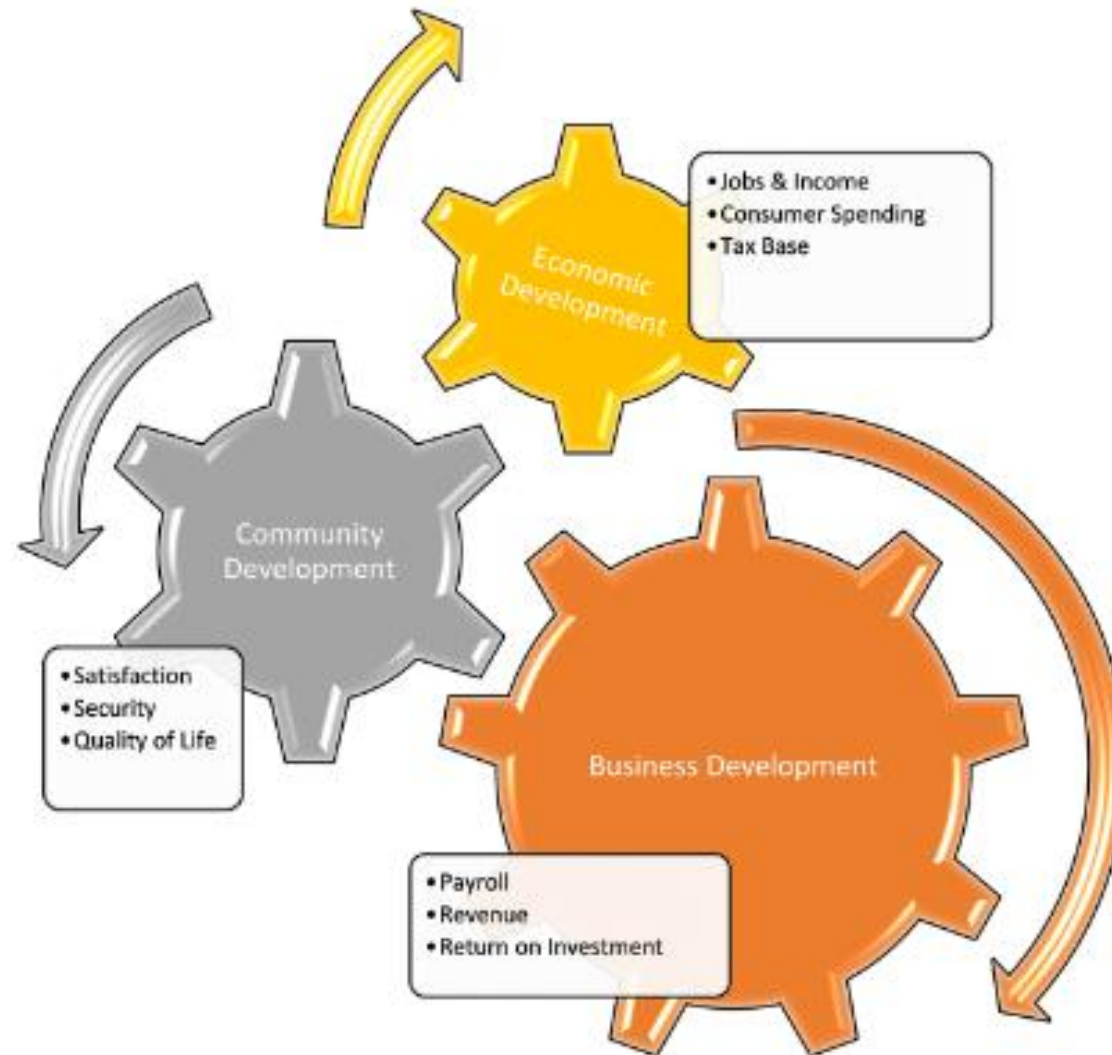
**RECEIVE AN INFORMATIONAL REPORT REGARDING THE CITY'S ANNUAL  
ECONOMIC DEVELOPMENT EFFORTS AND ONGOING STRATEGIES**

June 21, 2022

# Presentation Outline:

- What is Economic Development?
- Economic Climate and Demographics
- Economic Composition
- Business Attraction
- Business Retention and Expansion
- Community Education and Brand Management

# Why Invest in Economic Development?





# Economic Development Functions

1. Business Attraction

2. Business  
Retention and  
Expansion

3. City Revenue  
Generation

4. Community  
Education and Brand  
Management

5. Other



# Economic Climate and Demographics

How Tracy is meeting its Economic Development Goals

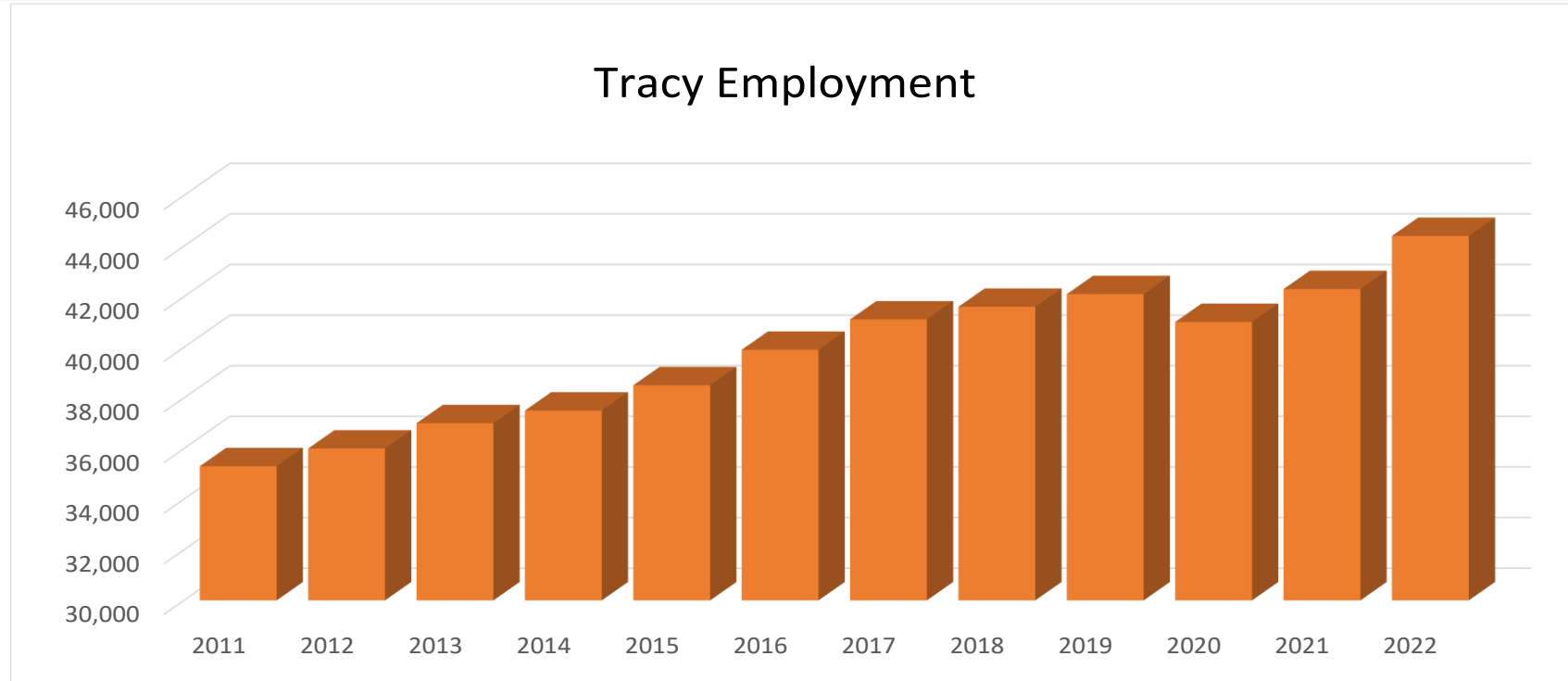


# Tracy Growth Trends

Item	2021	2022	Change
Population	93,624	94,538	1.0%
Housing Units	28,955	29,623	2.3%
Median Age	34	34	0%
Median HH Income (\$2020)	\$91,911	\$95,741	4.0%
Median Home Value (Q1)	\$626,750	\$729,000	16.3%



# Employment Trends (2011-2022)

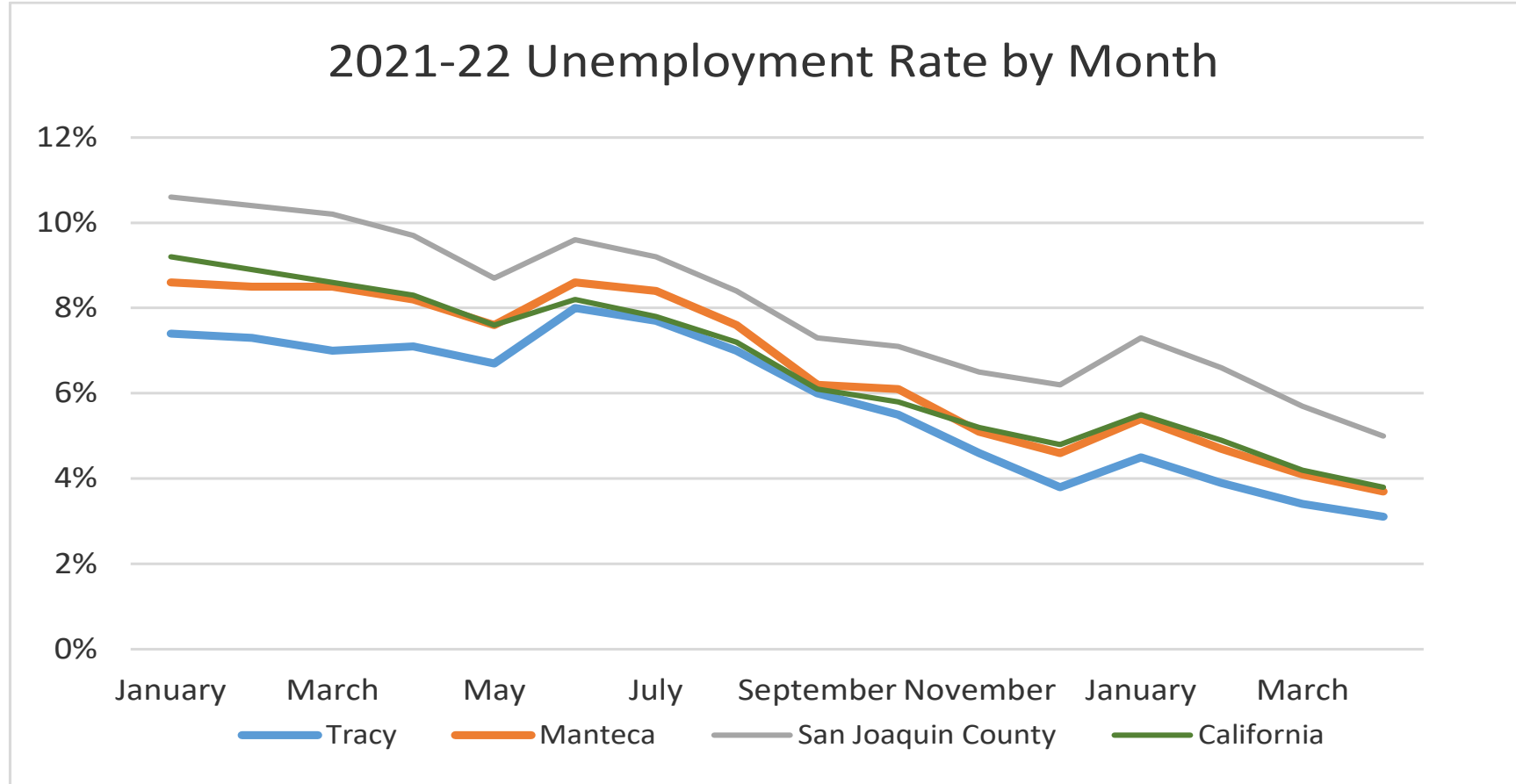


Source: California Economic Development Department.

- Tracy employment is at a record high



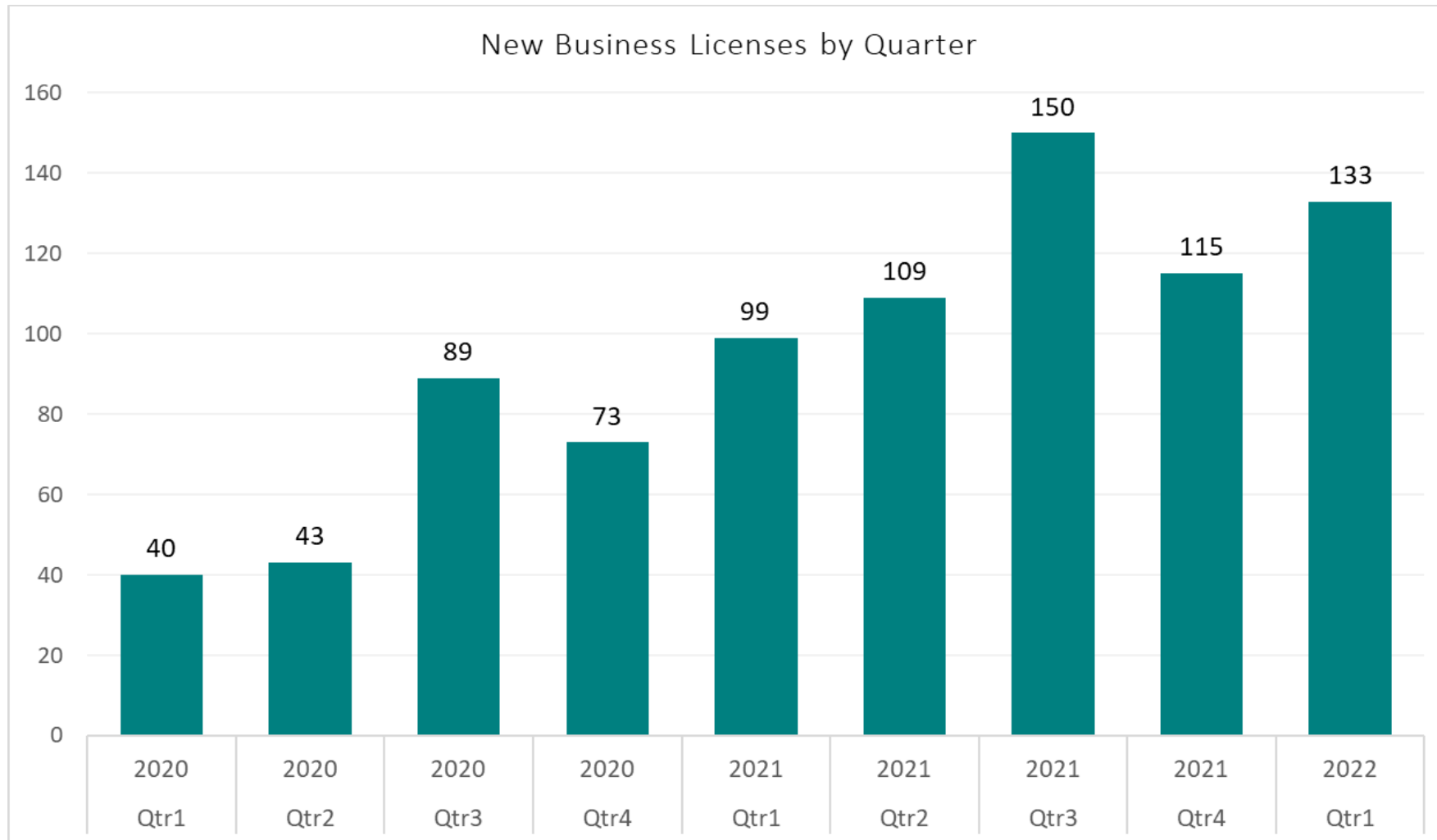
# Tracy Unemployment Rate by Month 2021-22



Source: Economic Development Department



# New Business Starts

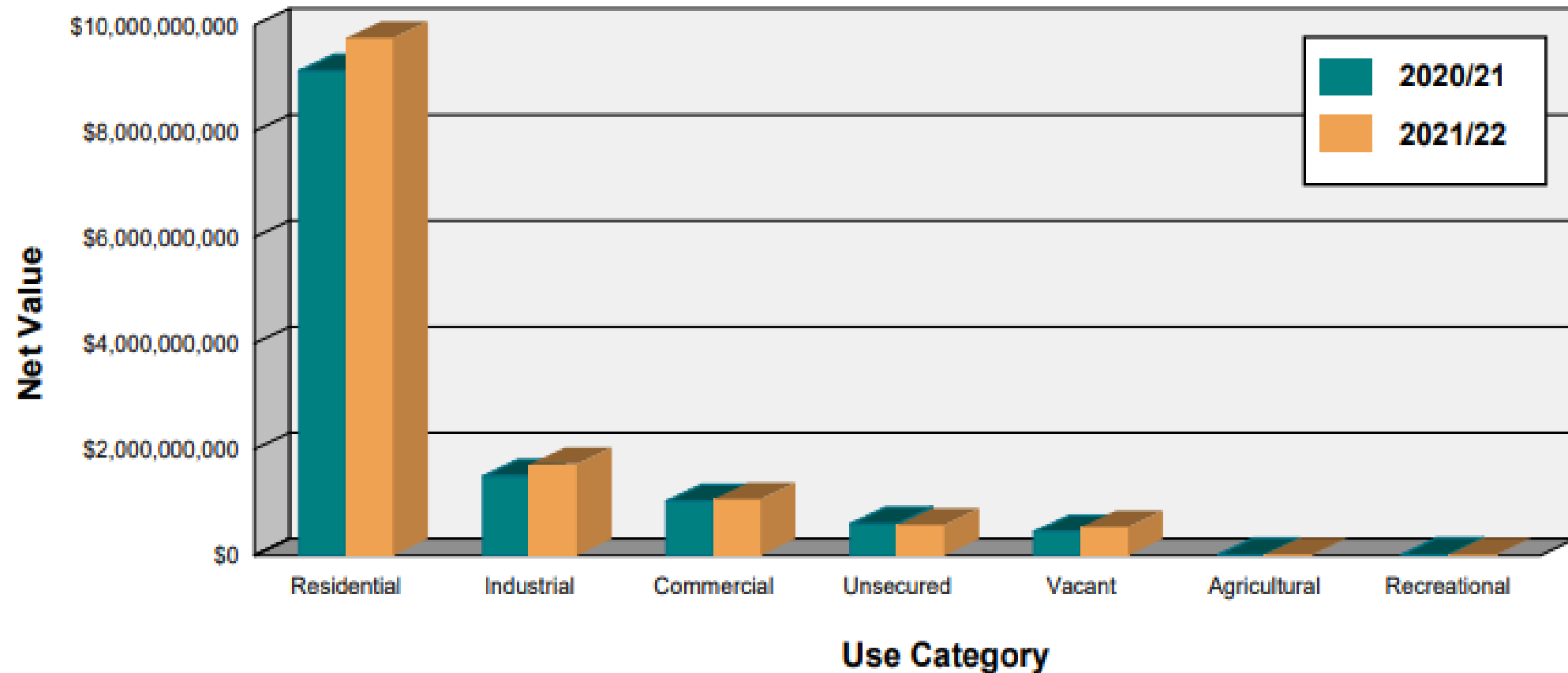


Source: HDL Companies



# Growth in Assessed Value

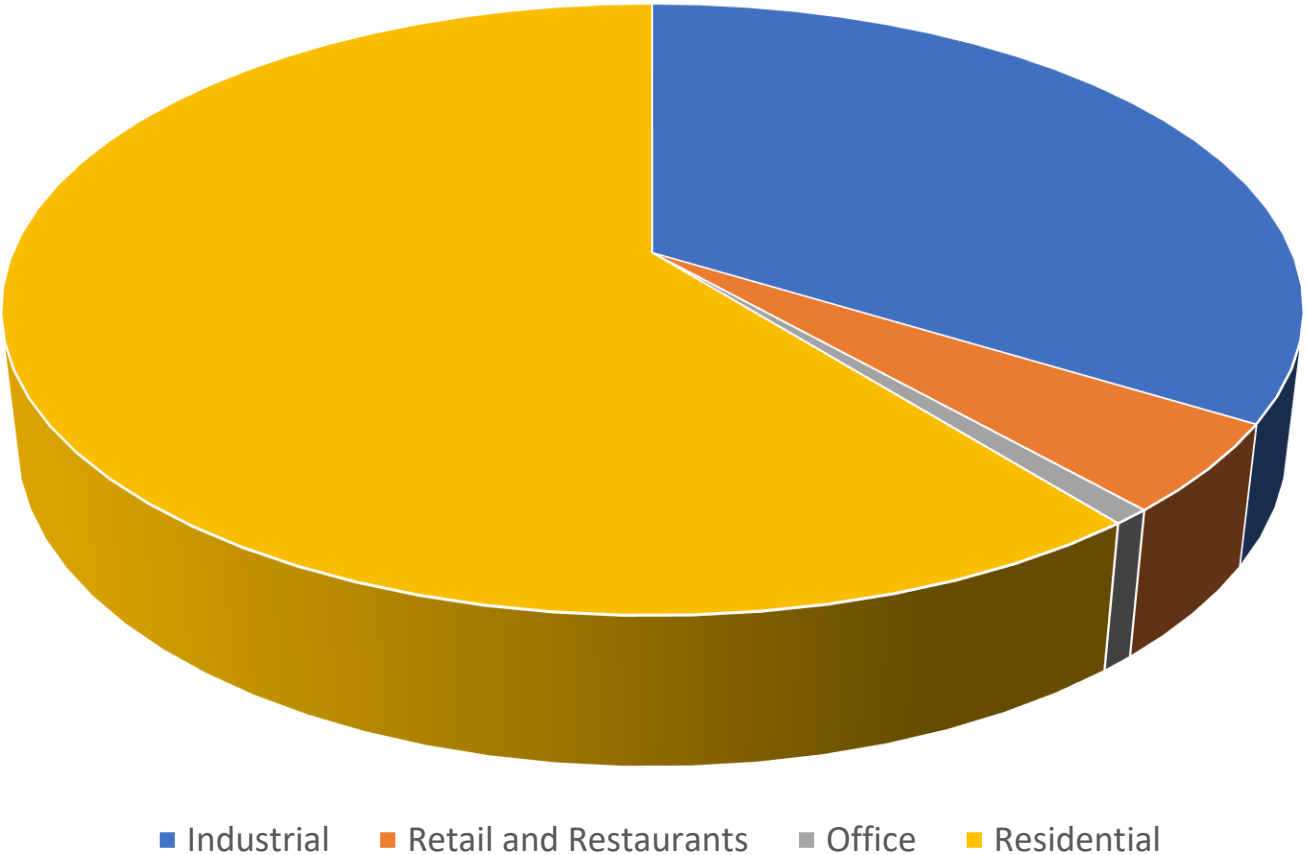
## Assessed Value by Major Use Category



Source: HDL Companies



# Distribution of Land Uses



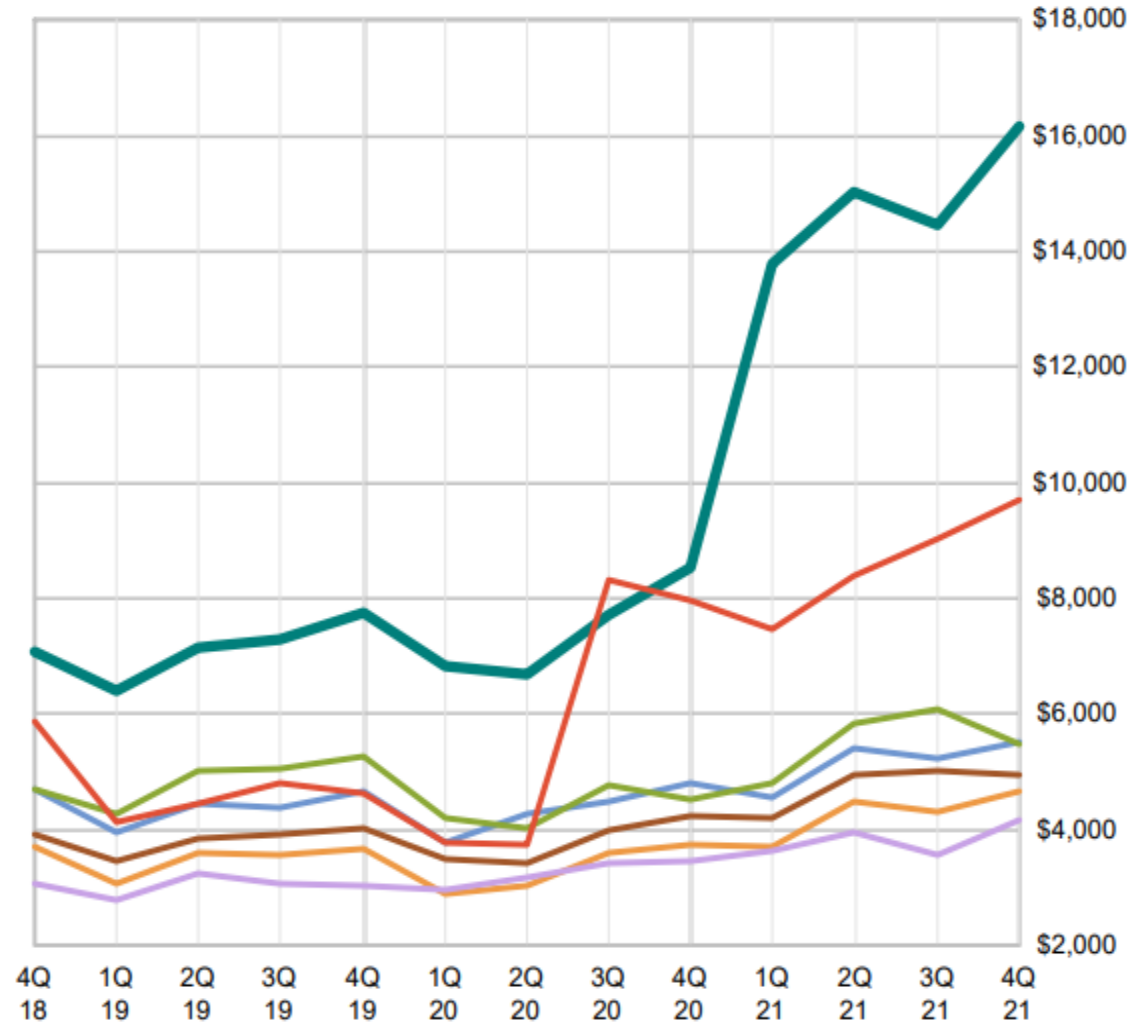
Source: Costar.





# Growth in Per Capita Sales

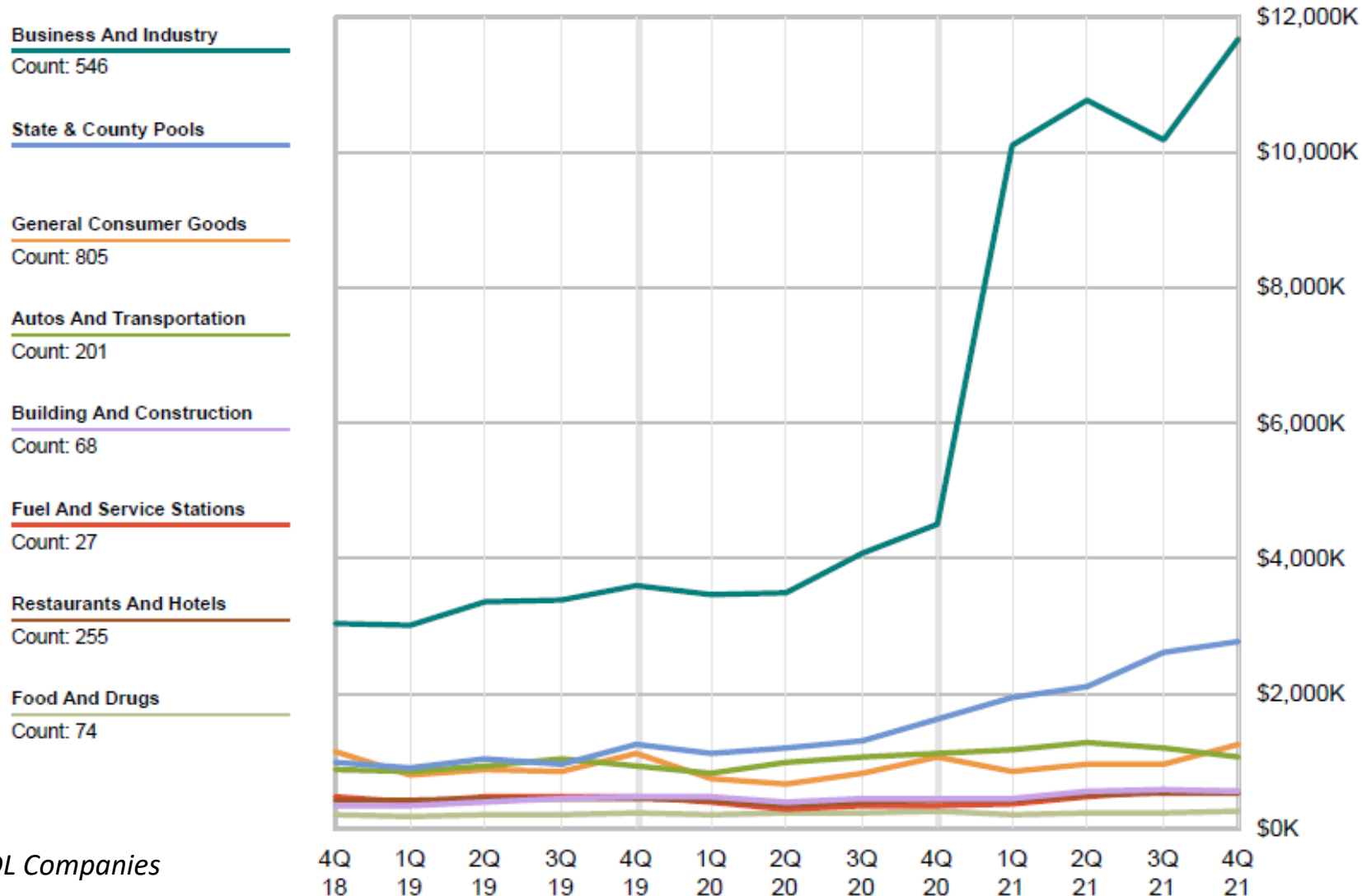
<b>Tracy</b>	Count: 2,012
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<b>Escalon</b>	Count: 181
<b>Lathrop</b>	Count: 425
<b>Stockton</b>	Count: 6,575



Source: HDL Companies



# Business and Industry is the Largest Sales Tax Generator

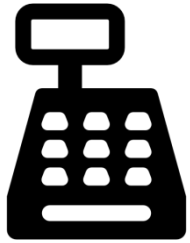




# Economic Composition



# Tracy Employment Categories



Retail  
Trade

15%



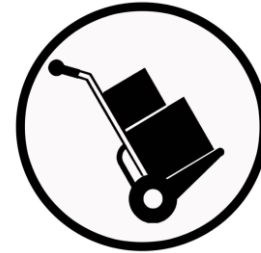
Mfg./  
Construction/  
Logistics  
Trade/ Trans

30%



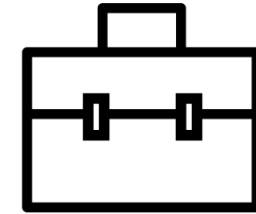
Govt, Health  
& Education

24%



Finance &  
Insurance

3%

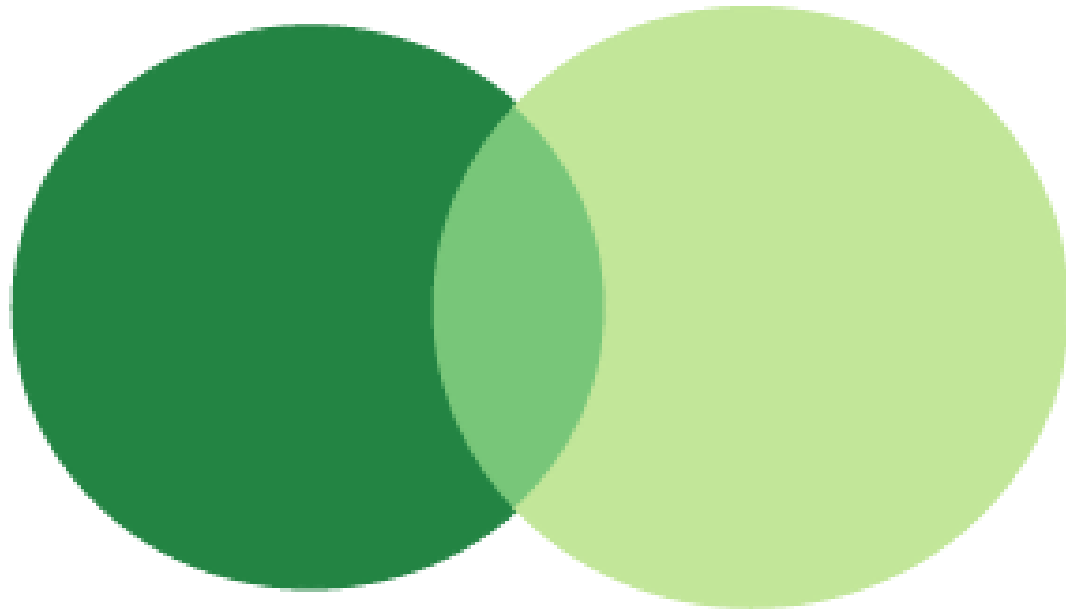


Professional,  
Scientific, &  
Tech Services

12%

# Tracy Commute Patterns

Inflow/Outflow Job Counts in 2019



*Source: US Census.*



# Business Attraction

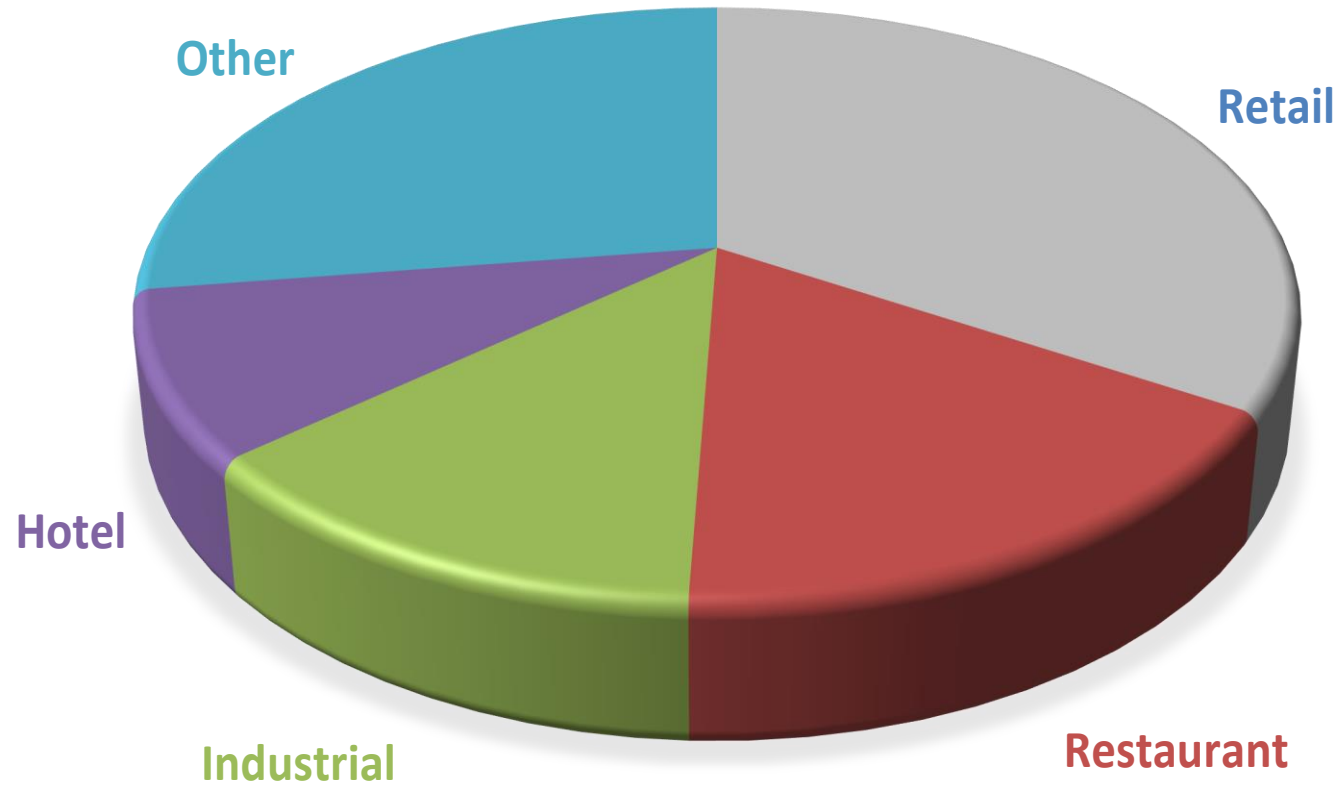


# How Does ED Staff Attract Employers?

- Trade shows (attended 3 retail shows this year and 2 industrial events)
- Head of household marketing campaign (over 7,000 emails quarterly)
- Real estate tours
- Broker and tenant outreach
- Developer, land owner, and operator collaborations
- Respond to requests for proposals and conduct direct outreach
- Advertising and specialized data preparation
- [www.thinkinsidethetriangle.com](http://www.thinkinsidethetriangle.com)



# Business Prospects





# Examples of Success - Retail

- West Valley Mall  
Hobby Lobby
- Downtown  
Stained Canvass  
The Station  
Stile + Grace  
L'aube Boutique
- Other Retail Areas  
Crumbl Cookies  
Ghirardelli / Lindt  
La Dona Taqueria y Birrieria  
Midori Fine Asian Dining  
El Jefe Taqueria  
Bay Boys Brewing



Think Inside the Triangle™

# Retail Attraction Key Considerations

- Market Analytics of City and Trade Areas
- Understanding Vacancy/Development Opportunities
- Void Analysis
- Market Demand

# Retail Attraction Market Analytics

- Consumer Demographic Profile (Rooftops)
- Employment Profile (Daytime Population)
- Household Segmentation Profile (Life Stage Groups)
- Consumer Demand & Market Supply Assessment

# Retail Demographic Highlights

- ✓ City of Tracy has a population over 90,000 and more than 115,000 within 10-minute drive time.
- ✓ Daytime population of more than 98,000 within 10-minute drive time.
- ✓ Average Household Income of more than \$103,000 within a 5-minute drive time.
- ✓ 65.6% Home Ownership, with 34.4% Renters
- ✓ 30.1% of the population have a college degree or higher





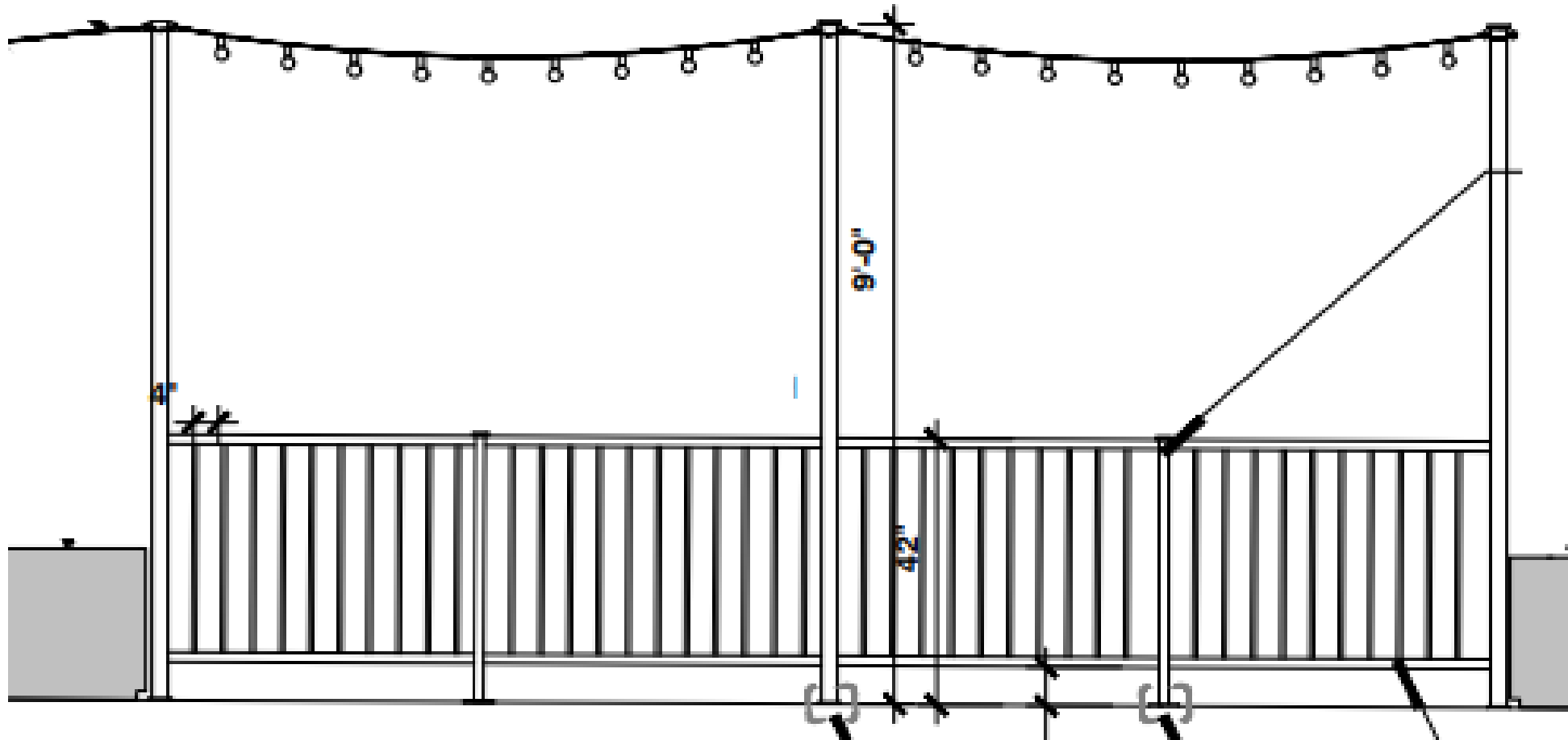
# Business Retention and Expansion



# Examples of Success – Business Retention Visits



# Examples of Success – Downtown Parklets



# Other Business Retention Efforts

- Industrial round table
- COVID-19 Strategies Committee
- Updated the City's card room ordinance
- Other assistance via resources and partnerships
- Collaborations with brokers, land owners and operators
- Labor force enhancements
- [www.thinkinsidethetriangle.com](http://www.thinkinsidethetriangle.com)





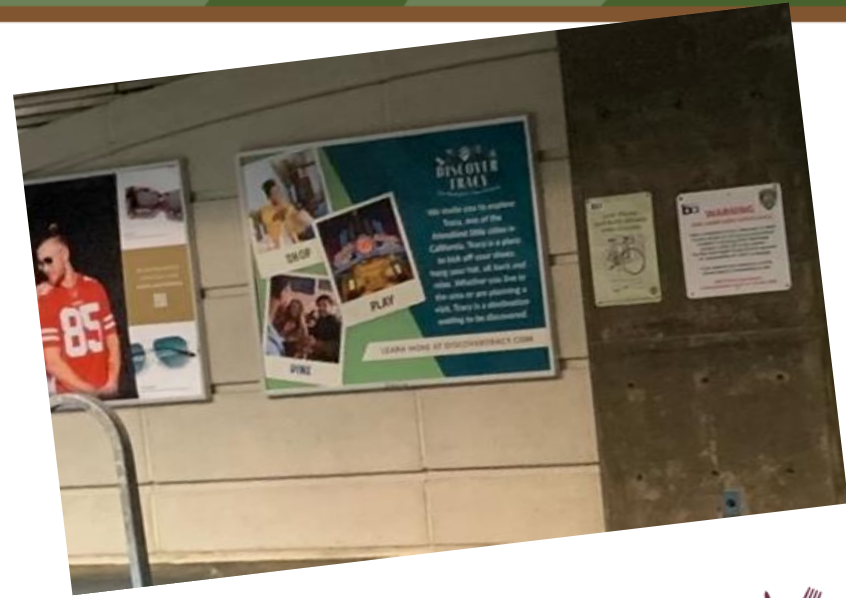
# Community Education and Brand Management



# Support Tracy Campaign



# Discover Tracy Tourism Campaign



# Publications



**ACTIVE**

**INNOVATIVE**

**CONNECTED**

**TRACY**

"Moving to Tracy gave the company the ability to expand. We could purchase acres and build a few buildings. And, a large number of our workforce and team were driving over the hill [Altamont Pass] to our office. It has worked out great for us here." - John Petlansky, President & CEO Pacific Medical, Inc.

You think you know Tracy?  
Call us today! (209) 831-6493 • [www.ThinkInsideTheTriangle.com](http://www.ThinkInsideTheTriangle.com)

**Speed to Market**

In these rapidly changing times, e-commerce operations have become even more essential with consumers shopping online more than ever before. Expand your reach and quicken your delivery times by locating your next e-commerce distribution center or advanced manufacturing facility at the gateway to the Bay Area and its 7.2 million consumers. With the Tracy, CA location, no industrial park is closer to the Bay Area workforce of the Central Valley.

**With almost unlimited power and connectivity, and deep and diverse workforce, Prologis International Park of Commerce is an ideal location to locate your e-commerce facility or bring your manufacturing back to North America.**

Prologis has distribution and manufacturing spaces ready to go and more are on the way, with building sizes ranging from 50,000 to 2MSF.

**PROLOGIS**

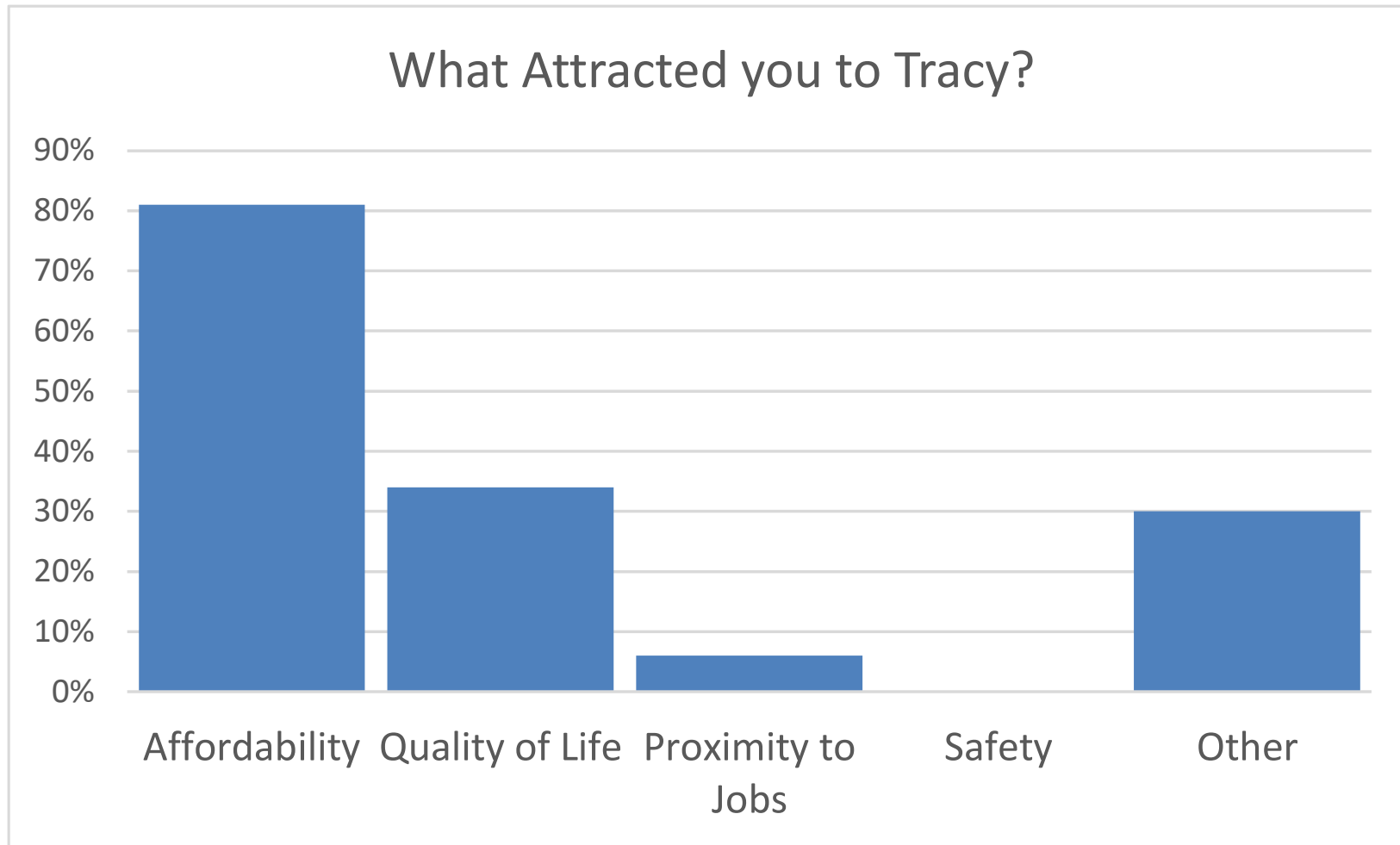
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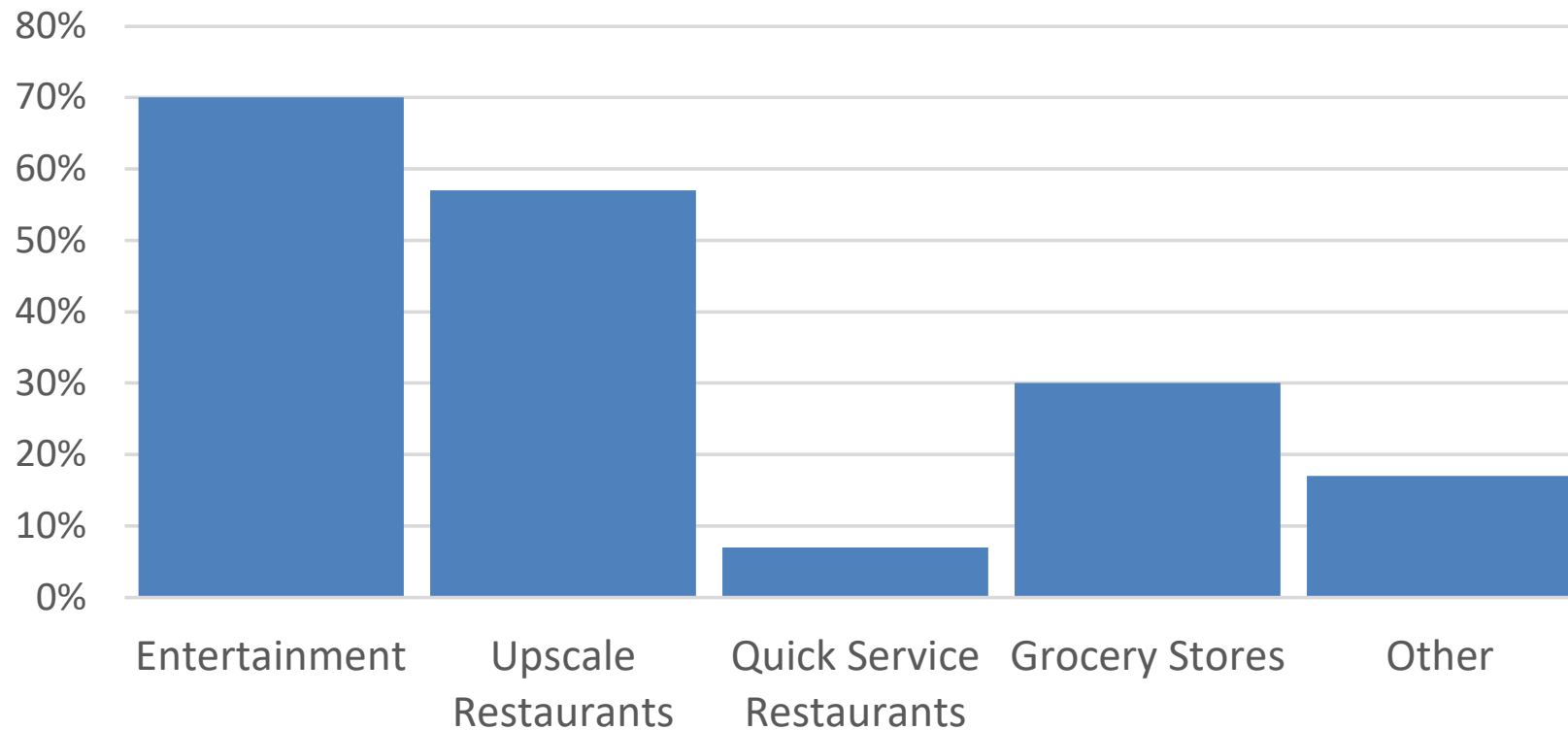


# Community Survey



# Community Survey

What Retail Options Should the City Focus on Attracting?



# Other Accomplishments

- Awarded the Economic Development Strategic Plan Update contract
- Updated banners along 11th Street
- Facilitated the City's first affordable housing policy by joining the CalCHA consortium
- Awarded Community Development Block Grant (CDBG) and HOME Investment Partnership (HOME) Program funds
- Manage the City's ED website  
[www.thinkinsidethetriangle.com](http://www.thinkinsidethetriangle.com)

