

SPECIAL MEETING MINUTES OF THE TRACY CITY COUNCIL

May 16, 2023, 5:30 p.m.

Tracy City Hall, 333 Civic Center Plaza, Tracy, CA.

1. Mayor Young called the meeting to order at 5:51 p.m.
2. Actions, by Motion, of City Council pursuant to AB 2449, if any – None
3. Roll call found Council Members Arriola, Bedolla, Evans, Mayor Pro Tem Davis and Mayor Young present.
4. Items from the Audience: None
5. Discussion Items
 - 5.A Staff recommends that City Council conduct a workshop to review the City of Tracy's Economic Development Strategic Plan and provide feedback.

Adriana Castaneda, Director of Mobility and Housing provided the staff report.

Luis Nunez from AECOM provided the presentation.

Veronica Vargas stated Council has to be supportive of development, spoke about Valley Link, energy plant and what opportunities it can bring, opportunities to have planning growth to benefit the community, and encouraged staff to look at opportunities to grow New Jerusalem Airport.

Mary Mitracos stated downtown Tracy was large for the size of town and not enough retail to fill it, spoke in support of downtown as being the heart and soul of Tracy and hoped Council continues to focus on the downtown. Rather than trying to rehabilitate our mall it may be better to treat like it Sunrise Mall. Ms. Mitracos was heartened to see Valley Link is referred to a lot and will be a great help to community.

Dotty Nygard spoke about core infrastructure health care, have been 20 years looking at property by Kimball where promised a new facility. Sutter Tracy Community Hospital is over 75 years old. We are mandated by the state to be seismically fit by 2030, and there is a potential bill coming forward to extend the deadline to 2040. Cannot go another 17 years to get another health care facility. When looking at core infrastructure education and health care are important, need health care campus to meet the workforce and hoped to put a strong conversation forward with Sutter.

Robert Tanner referred to the mall and stated the current City Council does not remember that the City gave the mall \$2 million to entice Macy's. If the mall goes away they owe that money. All based on sales tax structure.

Mayor Young requested staff confirm in a memo as far as the agreement as it was reported years ago they had repaid in advance. Michael Rogers, City Manager responded staff would look into it and respond to Council with a memo.

Michel Bazinet stated with any economic strategy we have to be mindful for what is in it for the people of Tracy. Tracy has a lack of destination amenities is not first and foremost in people's minds when thinking of things to do. The Aquatic Center is an amenity that could transform Tracy. This Council has an opportunity to get the Aquatic Center built to give Tracy something people want to go to. Put priority on the Aquatic Center.

Gabriela Machuca suggested it may be time to consider out of the box thinking and referred to the mall and transforming, repurposing with private public partnership. Other cities are doing it. Don't want to see the mall turn into housing. There is an opportunity to do amenities and still have some kind of retail. Malls of California are never going to be the way they used to be.

Council questions and comments followed.

Karin Schnaider, Assistant City Manager responded to Council questions.

Council provided their feedback regarding which will be considered in the final Economic Development Strategic Plan which is tentatively scheduled to return in Summer of 2023.

6. Council Comments or Items - None

7. Adjournment: Time: 7:20 p.m.

ACTION: Motion was made by Council Member Arriola and seconded by Mayor Pro Tem Davis to adjourn. Roll call found all in favor; passed and so ordered.

The above agenda was posted at the Tracy City Hall on May 11, 2023. The above are action minutes. A recording is available at the office of the City Clerk.

ATTEST:

Mayor

City Clerk