



**ECONOMIC DEVELOPMENT
COMMISSION (EDC)
REGULAR MEETING**

OCTOBER 8, 2025


COMMISSIONERS

Nicole Loufas (Chair)
Dwight Monroe Jr. (Vice Chair)
Mai-Ling Garcia
Calvin Harrell
Jessica Gonzalez
Keira Williams
Ta Lynn Mitchell

HYBRID MEETING
www.Cityofvallejo.net

6:00 PM

**Council Chambers
555 Santa Clara Street
Vallejo, CA 94590**

<p>NOTICE: Members of the Public will be able to participate in-person or remotely via Zoom</p>	<p>City Hall and the Council Chambers will be open to members of the public 30 minutes prior to the start of the meeting.</p>
<p>PUBLIC COMMENT: Members of the Public may provide public comments during the City Council Meeting in person or via ZOOM (https://ZoomRegular.Cityofvallejo.net), or via phone, by dialing (669) 900-6833.</p>	<p>For additional instructions on how to speak remotely during public comment, please visit, www.cityofvallejo.net/publiccomment</p>
<p>VIEW THE MEETING: There are four different ways you can view this public meeting:</p> <ul style="list-style-type: none"> • In Person • Watch Vallejo local channel 28 • Stream from the City website: www.cityofvallejo.net/Streaming Join the Zoom webinar: https://ZoomRegular.Cityofvallejo.net 	<p>Scan QR code for live captions and translation in Spanish and Tagalog.</p> 
<p>Hybrid Options are available for members of the public to participate. To participate remotely</p>	
<p><u>Option to Join by Computer</u> From your browser go to https://ZoomRegular.CityofVallejo.net to launch and join the zoom application. Meeting ID: 914 0075 0676# Meeting Password: 131313</p>	<p><u>Option to Join by Phone</u> Dial (669) 900-6833 Enter Meeting ID: 914 0075 0676# Meeting Password: 131313 Press *9 to digitally raise your hand from the phone. Press *6 to unmute/mute</p>
<p>Any supplemental writing related to an agenda item for an open session of a regular meeting that is distributed to all or a majority of all members of the Commission less than 72 hours before the meeting will be posted concurrently on the City’s website at www.cityofvallejo.net/agendas Written material distributed during the meeting, will be available at the meeting if prepared by the City or after the meeting if prepared by someone else. Such materials may be obtained from the Commission Secretary.</p>	



Vallejo City Council Chambers ADA compliant. Devices for the hearing impaired are available from the City Clerk. Requests for disability related modifications or accommodations, aids or services may be made by a person with a disability to the City Clerk's office no less than 72 hours prior to the meeting as required by Section 202 of the Americans with Disabilities Act of 1990 and the federal rules and regulations adopted in implementation thereof

AGENDA

1 CALL TO ORDER

2 PLEDGE OF ALLEGIANCE

3 ROLL CALL

4 FIRST COMMUNITY FORUM

Anyone wishing to address the Commission on any matter for which another opportunity to speak is not provided on the agenda, and which is within the jurisdiction of the Commission to resolve, is requested to submit a completed speaker card to the Commission Secretary. When called upon, each speaker should step to the podium, state his /her name, and address for the record. The conduct of the community forum shall be limited to a maximum of fifteen (15) minutes, with each speaker limited to three minutes pursuant to Vallejo Municipal Code Section 2.20.300.

5 CONSENT CALENDAR AND APPROVAL OF AGENDA

A APPROVAL OF THE OCTOBER 8, 2025 AGENDA AND APPROVAL OF THE SEPTEMBER 10, 2025 REGULAR MEETING MINUTES

Recommendation: By motion to approve the agenda for the October 8, 2025 Economic Development Commission regular meeting and September 10, 2028 regular meeting minutes.

Contact: Ivette Iraheta, Economic Development Commission Secretary (707) 645-2622

ivette.iraqueta@cityofvallejo.net

6 PRESENTATIONS AND COMMENDATIONS

A UPDATE ON NEW/UPCOMING AND LOST BUSINESSES, CHAIR LOUFAS

B PRESENTATION ON NEIGHBORHOOD DEVELOPMENT STRATEGIES TRAINING ATTENDED BY CHAIR LOUFAS THROUGH THE INTERNATIONAL ECONOMIC DEVELOPMENT COUNCIL (IEDC), CHAIR LOUFAS

7 REPORT OF THE COMMITTEE/BOARD SECRETARY

A UPDATES FROM EDC SECRETARY, IVETTE IRAHETA, CITY OF VALLEJO ECONOMIC DEVELOPMENT PROGRAM MANAGER

8 ACTION CALENDAR

NOTICE: Members of the public wishing to address the Commission on Action Calendar Items are requested to submit a completed speaker card to the Commission Secretary. Each speaker is limited to five minutes pursuant to Vallejo Municipal Code Section 2.02.420.

A ADOPT AN EDC RESOLUTION TO CREATE AN AD HOC SUBCOMMITTEE FOR BUSINESS RETENTION AND EXPANSION FOCUSING ON SONOMA BOULEVARD BUSINESS CLUSTER AND APPOINTING MEMBERS TO SAME

Recommendation: Adopt an EDC Resolution to create an ad hoc subcommittee for business retention and expansion focusing on Sonoma Boulevard business cluster and appointing members to same

Contact: Ivette Iraheta, Economic Development Commission Secretary (707) 645-2622

Ivette.Iraheta@cityofvallejo.net

B CONSIDER AND POSSIBLY TAKE ACTION TO RECOMMEND EDC EXPENDITURES AS PROPOSED BY THE BUSINESS HIGHLIGHTS AND SHOP LOCAL AD HOC SUBCOMMITTEE, CHAIR LOUFAS, VICE CHAIR MONROE, COMMISSIONER GARCIA (STEP 2 OF 2)

Recommendation: Consider and possibly take action to recommend EDC expenditures as proposed by the business highlights and shop local ad hoc subcommittee.

Contact: Ivette Iraheta, Economic Development Commission Secretary (707) 645-2622

Ivette.Iraheta@cityofvallejo.net

C CONSIDER AND PROVIDE A RECOMMENDATION TO THE CITY COUNCIL ON INCREASING THE ASSESSMENT OF THE VALLEJO TOURISM BUSINESS IMPROVEMENT DISTRICT (VTBID) ASSESSMENT, ANNETTE TAYLOR, CITY OF VALLEJO SENIOR COMMUNITY DEVELOPMENT ANALYST

Recommendation: Consider and provide a recommendation to the City Council on increasing the assessment of the Vallejo tourism business improvement district assessment.

Contact: Ivette Iraheta, Economic Development Commission Secretary (707) 645-2622

Ivette.Iraheta@cityofvallejo.net

9 SECOND COMMUNITY FORUM

Anyone wishing to address the Commission on any matter for which another opportunity to speak is not provided on the agenda, and which is within the jurisdiction of the Commission to resolve, is requested to submit a completed speaker card to the Commission Secretary. When called upon, each speaker should step to the podium, state his /her name, and address for the record. Each speaker is limited to three minutes pursuant to Vallejo Municipal Code Section 2.20.300.

10 REPORT OF THE CITY COUNCIL LIAISON

11 FUTURE AGENDA ITEMS

12 ANNOUNCEMENTS

13 ADJOURNMENT

ADDITIONAL CITY INFORMATION

Members of the public can:

- Like us on Facebook and Instagram ([@cityofvallejo](#))
- Sign up to receive City Communications via e-mail (www.cityofvallejo.net/subscribe)
- Sign up for emergency alerts at: alertsolano.com

AFFIDAVIT OF POSTING: I Ivette Iraheta, do hereby certify that I have caused a true copy of the above notice and agenda to be delivered to each of the members of the City of Vallejo Economic Development Commission, at the time and in the manner prescribed by law and that this agenda was posted at Vallejo City Hall, 555 Santa Clara Street, Vallejo, California at 10:00 AM, October 3, 2025.

Dated: October 3, 2025



Ivette Iraheta, EDC Secretary



**ECONOMIC DEVELOPMENT
COMMISSION (EDC)
REGULAR MEETING**

COMMISSIONERS

Nicole Loufas (Chair)
Dwight Monroe Jr. (Vice Chair)
Mai-Ling Garcia
Calvin Harrell
Jessica Gonzalez
Keira Williams
Ta Lynn Mitchell


SEPTEMBER 10, 2025

MINUTES

HYBRID MEETING
www.Cityofvallejo.net

6:00 PM

**Council Chambers
555 Santa Clara Street
Vallejo, CA 94590**

<p>NOTICE: Members of the Public will be able to participate in-person or remotely via Zoom</p>	<p>City Hall and the Council Chambers will be open to members of the public 30 minutes prior to the start of the meeting.</p>
<p>PUBLIC COMMENT: Members of the Public may provide public comments during the City Council Meeting in person or via ZOOM (https://ZoomRegular.Cityofvallejo.net), or via phone, by dialing (669) 900-6833.</p>	<p>For additional instructions on how to speak remotely during public comment, please visit, www.cityofvallejo.net/publiccomment</p>
<p>VIEW THE MEETING: There are four different ways you can view this public meeting:</p> <ul style="list-style-type: none"> • In Person • Watch Vallejo local channel 28 • Stream from the City website: www.cityofvallejo.net/Streaming <p>Join the Zoom webinar: https://ZoomRegular.Cityofvallejo.net</p>	<p>Scan QR code for live captions and translation in Spanish and Tagalog.</p> <div style="text-align: right;">  ED </div>
<p>Hybrid Options are available for members of the public to participate. To participate remotely</p>	
<p><u>Option to Join by Computer</u> From your browser go to https://ZoomRegular.CityofVallejo.net to launch and join the zoom application. Meeting ID: 914 0075 0676# Meeting Password: 131313</p>	<p><u>Option to Join by Phone</u> Dial (669) 900-6833 Enter Meeting ID: 914 0075 0676# Meeting Password: 131313 Press *9 to digitally raise your hand from the phone. Press *6 to unmute/mute</p>
<p>Any supplemental writing related to an agenda item for an open session of a regular meeting that is distributed to all or a majority of all members of the Commission less than 72 hours before the meeting will be posted concurrently on the City’s website at www.cityofvallejo.net/agendas Written material distributed during the meeting, will be available at the meeting if prepared by the City or after the meeting if prepared by someone else. Such materials may be obtained from the Commission Secretary.</p>	



Vallejo City Council Chambers ADA compliant. Devices for the hearing impaired are available from the City Clerk. Requests for disability related modifications or accommodations, aids or services may be made by a person with a disability to the City Clerk's office no less than 72 hours prior to the meeting as required by Section 202 of the Americans with Disabilities Act of 1990 and the federal rules and regulations adopted in implementation thereof

AGENDA

1 CALL TO ORDER

Meeting called to order at 6:04 PM

2 PLEDGE OF ALLEGIANCE

Pledge lead by Chair Loufas.

3 ROLL CALL

All Commissioners present.

Comm. Garcia departed from the mtg. at 8:15 PM.

4 FIRST COMMUNITY FORUM

Anyone wishing to address the Economic Development Commission (EDC) on any matter for which another opportunity to speak is not provided on the agenda, and which is within the jurisdiction of the EDC to resolve, is requested to submit a completed speaker card to the EDC Secretary. When called upon, each speaker should step to the podium, state his /her name, and address for the record. The conduct of the community forum shall be limited to a maximum of fifteen (15) minutes, with each speaker limited to three minutes pursuant to Vallejo Municipal Code Section 2.20.300.

One public comment was made during this forum.

5 CONSENT CALENDAR AND APPROVAL OF AGENDA

A APPROVAL OF THE SEPTEMBER 10, 2025 AGENDA AND APPROVAL OF APRIL 9, 2025 AND JUNE 11, 2025 REGULAR MEETING MINUTES

Recommendation: By motion to approve the agenda for September 10, 2025 Economic Development Commission Regular Meeting and April 9, 2025 and June 11, 2025 meeting minutes.

Contact: Ivette Iraheta, Economic Development Commission Secretary (707) 645-2622

Ivette.Iraheta@cityofvallejo.net

Motion to approve agenda and meeting minutes called by Comm. Harrell,
Seconded by Chair Loufas.

Motion passed with 6 votes and 1 abstained vote by Comm. Williams.

6 PRESENTATIONS AND COMMENDATIONS

A PRESENTATION ON EDC SHOP LOCAL AD HOC SUBCOMMITTEE'S HOSTED SHOP LOCAL ROUND TABLE HELD ON JULY 2, 2025, CHAIR LOUFAS & CITY CONSULTANT AMALIA CUNNINGHAM

Presentation by Chair Loufas and City Consultant Cunningham made about the Shop Local Roundtable EDC hosted on 7/2/25.

- B **UPDATE ON NEW/UPCOMING LOST BUSINESSES, CHAIR LOUFAS**
No update.
- C **VISIT VALLEJO QUARTERLY REPORT (RESTAURANT WEEK, BUSINESS IMPROVEMENT DISTRICT (BID) MODIFICATION UPDATE, FY2024-25 YEAR END AND NEXT QUARTER GOALS), KIRK SMITH, PRESIDENT/CEO**
Presentation on Visit Vallejo's Qtr. Report made by Kirk Smith.
- D **BUSINESS RETENTION AND EXPANSION TRAINING ATTENDED BY CHAIR LOUFAS THROUGH THE INTERNATIONAL ECONOMIC DEVELOPMENT COUNCIL (IEDC), CHAIR LOUFAS**
Presentation made by Chair Loufas on IEDC training attended.

7 REPORT OF THE COMMITTEE/BOARD SECRETARY

- A **UPDATES FROM EDC SECRETARY, IVETTE IRAHETA, CITY OF VALLEJO ECONOMIC DEVELOPMENT PROGRAM MANAGER**

WORK PLAN AND BUDGET STATUS

Presentation on status of Work Plan and EDC budget made by Sec. Iraheta.

8 REPORT OF THE CITY COUNCIL LIAISON

City Council Liaison Matias made a presentation about City Council updates.

Motion to move the second community forum from item 10 to 8b. Motion by Chair Loufas, Seconded by Comm. Harrell.

Motion passed unanimously, with Comm. Garcia absent for this vote.

9 ACTION CALENDAR

NOTICE: Members of the public wishing to address the Economic Development Commission on Action Calendar Items are requested to submit a completed speaker card to the Commission Secretary. Each speaker is limited to five minutes pursuant to Vallejo Municipal Code Section 2.02.420.

- A **DISCUSSION AND DIRECTION TO STAFF FOR RECOMMENDING A PROCESS FOR EDC TO ADVISE THE CITY COUNCIL ON MATTERS WITHIN THE JURISDICTION OF THE COMMISSION (STEP 2 OF 2)**

Recommendation: Discuss and provide direction to staff for recommending a process for EDC to advise the City Council on matters within the jurisdiction of the Commission.

Contact: Ivette Iraheta, Economic Development Commission Secretary (707) 645-2622

ivette.iraqueta@cityofvallejo.net

No action taken for this item.

B DISCUSSION AND DIRECTION FOR STAFF FOR CREATING AN AD HOC SUBCOMMITTEE FOR BUSINESS RETENTION AND EXPANSION AND APPOINTING MEMBERS TO SAME (STEP 2 OF 2)

Recommendation: Discuss and provide direction to staff for creating an Ad Hoc subcommittee for business retention and expansion and appoint members to same.

Contact: Ivette Iraheta, Economic Development Commission Secretary (707) 645-2622

Ivette.Iraheta@cityofvallejo.net

Motion to create the ad hoc subcommittee by Chair Loufas.

Motion passed unanimously. With Comm. Garcia absent.

C CONSIDER EDC EXPENDITURES OF BUDGETED FUNDS AS PROPOSED BY CHAIR LOUFAS AND VICE CHAIR MONROE (STEP 2 OF 2)

Recommendation: Consider EDC expenditures of budgeted funds as proposed by Chair Loufas and Vice Chair Monroe

Contact: Ivette Iraheta, Economic Development Commission Secretary (707) 645-2622

Ivette.Iraheta@cityofvallejo.net

No action taken for this item. It will be continued.

D CONSIDER EDC EXPENDITURES AS PROPOSED BY THE BUSINESS HIGHLIGHTS AND SHOP LOCAL AD HOC SUBCOMMITTEE, CHAIR LOUFAS, VICE CHAIR MONROE, COMMISSIONER GARCIA (STEP 2 OF 2)

Recommendation: Consider EDC expenditures of budgeted funds as proposed by the business highlights and shop local ad hoc subcommittee, Chair Loufas, Vice Chair Monroe, and Commissioner Garcia

Contact: Ivette Iraheta, Economic Development Commission Secretary (707) 645-2622

Ivette.Iraheta@cityofvallejo.net

No action taken this item. It will be continued.

10 COMMUNITY FORUM

Anyone wishing to address the Economic Development Commission (EDC) on any matter for which another opportunity to speak is not provided on the agenda, and which is within the jurisdiction of the EDC to resolve, is requested to submit a completed speaker card to the EDC Secretary. When called upon, each speaker should step to the podium, state his /her name, and address for the record. Each speaker is limited to three minutes pursuant to Vallejo Municipal Code Section 2.20.300.

1 Community member was present for Comm. forum.

11 FUTURE AGENDA ITEMS

Comm. Harrell: Request obtaining a list of city vendors from Finance Dept.

12 ANNOUNCEMENTS

No announcements made from Commissioners.

13 ADJOURNMENT

Mtg. adjourned at 9:05PM



DATE: October 8, 2025
TO: Economic Development Commission Chair and Members of the Commission
FROM: Ivette Iraheta, Economic Development Commission Secretary
SUBJECT: **ADOPT AN EDC RESOLUTION TO CREATE AN AD HOC SUBCOMMITTEE FOR BUSINESS RETENTION AND EXPANSION FOCUSING ON SONOMA BOULEVARD BUSINESS CLUSTER AND APPOINTING MEMBERS TO SAME**

RECOMMENDATION

Adopt an EDC Resolution to create an ad hoc subcommittee for business retention and expansion focusing on Sonoma Boulevard business cluster and appointing members to same

BACKGROUND AND DISCUSSION

In January 25, 2022, the Vallejo City Council approved a Work Plan for the then named Economic Vitality Commission, now the Economic Development Commission (EDC). The EDC began implementation of that Work Plan shortly after City Council approval. In 2024 the EDC evaluated the efficacy of that Work Plan and determined that the goals and deliverables had been completed and thus, it was time to re-evaluate the mission, goals and initiatives of the EDC for a new Work Plan.

During its January 8, 2025 regular meeting, the EDC deliberated on its current and proposed future work plan. The item was introduced by Commissioner Garcia. During that meeting the commissioners discussed what ongoing priorities of the 2022 EDC Work Plan should be considered for incorporation into the new Work Plan including the business highlights and partnerships with organizations such as Vallejo Main Street and Solano EDC. The EDC also discussed which new goals and initiatives should be prioritized under a new Work Plan.

During the EDC February 12, 2025 regular meeting the Work Plan item returned to the agenda as an Action item. The item was again introduced by Commissioner Garcia for deliberation. A draft EDC workplan was presented which included the following five key focus areas for consideration:

1. Strategy and Advisement
2. Business Recruitment (New Business)
3. Business Retention (Existing Businesses)
4. Public Safety and Economic Viability and
5. Civic Innovation & Technology.

It is important to note that the above proposed focus priority work areas are directly linked to the recently adopted City of Vallejo Economic Development Strategic Plan (2024) and support ways in which EDC could aid in the implementation of the strategic plan.

During the April 9, 2025 regular meeting, the EDC further deliberated on the proposed EDC 2025 Work Plan and took action to adopt a resolution to recommend approval of the EDC 2025 Work Plan by the City Council during an upcoming meeting.

On July 22, 2025 the City Council received a presentation from EDC staff and approved the proposed EDC

Subject: ADOPT AN EDC RESOLUTION TO CREATE AN AD HOC SUBCOMMITTEE FOR BUSINESS RETENTION AND EXPANSION FOCUSING ON SONOMA BOULEVARD BUSINESS CLUSTER AND APPOINTING MEMBERS TO SAME

2025 Work Plan with some recommendations. One of the recommendations was to focus the business retention and expansion efforts on areas of the cities considered high-value “priority” locations including Mare Island, Downtown and the Sonoma Corridor.

The main goal for the business retention and expansion ad hoc subcommittee will be to offer ongoing business support to local businesses and support their expansion. Key activities will include the following:

- Conducting business site visits and retention interviews.
- Connecting businesses with relevant grant/or loan opportunities and business incentives.
- Collaborating with law enforcement on safety enhancements impacting businesses.
- Launching shop-local campaigns in collaboration with City of Vallejo Economic Development staff and EDC’s Shop Local Ad Hoc when appropriate.
- Creating a calendar of visits and activities.

The EDC anticipates collaborating with the Economic Development staff, Solano EDC, and Business Owners on these activities with the focus of ensuring that businesses thrive in an environment with proper support and access to capital. Successful metrics will include assessing improved access to resolving loan funds and capital investment opportunities, contingent upon availability or as approved by City Council.

During the EDC June 11, 2025 regular meeting the EDC discussed the creation of an Ad Hoc Subcommittee for business retention and expansion that would align with the objectives within the EDC 2025 Work Plan. The EDC moved to carry the item into Step 2 during a future EDC meeting. During the EDA September 10, 2025 meeting the EDC had a discussion to provide staff specific direction for the creation of an ad hoc subcommittee for business retention and expansion and to appoint members to same. The direction was to draft a resolution for EDC adoption during a future meeting with details regarding focusing on the activities of such ad hoc subcommittee on Sonoma Boulevard business cluster, for a duration of one year and for the upcoming appointment of three members. As such the item is before the EDC this evening to adopt a resolution to establish the Business Retention and Expansion Focusing on Sonoma Boulevard Business Cluster and appoint members to same.

ATTACHMENTS

1.	Resolution No. EVC 25-02 Biz Ret and Exp Sonoma Blvd. AdHocSub 100825 FNL
----	---

CONTACT

Ivette Iraheta, Economic Development Commission Secretary (707) 645-2622
Ivette.Iraheta@cityofvallejo.net


Veronica A. F. Webb
City Attorney

RESOLUTION NO. EDC 25-02

RESOLUTION OF THE ECONOMIC DEVELOPMENT COMMISSION (EDC) OF THE CITY OF VALLEJO TO ESTABLISH AN AD HOC SUBCOMMITTEE FOR BUSINESS RETENTION AND EXPANSION FOCUSING ON SONOMA BLVD. BUSINESS CLUSTER AND APPOINTING MEMBERS TO SAME

WHEREAS, the Economic Development Commission (EDC) adopted a resolution during their April 9, 2025 regular meeting to recommend approval of the EDC 2025 Work Plan by the City Council during an upcoming meeting; and

WHEREAS, the City Council adopted the EDC 2025 Work Plan during their regular meeting on July 22, 2025; and

WHEREAS, the EDC 2025 Work Plan includes five key focus work areas, including: (1) Strategy and Advisement; (2) Business Recruitment, (3) Business Retention, (4) Public Safety and Economic Viability, and (5) Civic Innovation and Technology; and

WHEREAS, to effectively address the key priority work area of Business Retention and Expansion, the EDC considers it necessary to form an Ad Hoc Subcommittee for Business Retention and Expansion Focusing on Sonoma Boulevard Business Cluster; and

WHEREAS, the goals of the Ad Hoc Subcommittee for Business Retention and Expansion Focusing on Sonoma Boulevard Business Cluster will be to offer ongoing business support to local businesses and support their expansion and attraction of new businesses.

NOW THEREFORE, BE IT RESOLVED:

1. That the Economic Development Commission hereby establishes the Business Retention and Expansion Focusing on Sonoma Boulevard Business Cluster Ad Hoc Subcommittee.
2. That the Economic Development Commission Business Retention and Expansion Focusing on Sonoma Boulevard Business Cluster Ad Hoc Subcommittee is hereby established for the duration of one (1) year, from the date of this Resolution.
3. That the duties of the Subcommittee shall be to within the Sonoma Boulevard Business Cluster: (a) Conduct business site visits and business retention interviews to learn about needs and challenges and to explore strategies for retaining and expanding same; (b) Connecting businesses with relevant grant/or local opportunities and business incentives; (c) Engaging law enforcement to explore safety enhancements for businesses in the area experiencing security challenges; (d) meeting with businesses, landlords and property owners to try to link available business spaces with prospective tenants; and (e) to employ additional measures to learn about the opportunities and challenges for retaining and expanding business in the corridor.

Approved as to form:


Veronica A. F. Webb
City Attorney

4. That the Business Retention and Expansion Focusing on Sonoma Boulevard Business Cluster Ad Hoc Subcommittee shall consist of:

appointed members from the Economic Development Commission.

PASSED AND ADOPTED by the Economic Development Commission of the City of Vallejo at a regular meeting thereof held on Wednesday, October 8, 2025, by the following vote:

AYES:

NOES:

ABSENT: