

June 26, 2012  
6:00 p.m.  
City of Turlock Yosemite Room  
156 S. Broadway, Turlock, California

**MINUTES**  
**Special Meeting**  
**Jt. Turlock City Council,**  
**Planning Commission**  
**& Development Collaborative Advisory Committee**

---

**1. CALL TO ORDER:**

**City Council** –Mayor Lazar called the meeting to order at 6:02 p.m.

PRESENT: Councilmembers Amy Bublak, Bill DeHart, Mary Jackson, Forrest White, and Mayor Lazar

ABSENT: None

**Planning Commission**

*Planning Commission meeting canceled due to lack of quorum.*

**Development Collaborative Advisory Committee**

*Development Collaborative Advisory Committee meeting canceled due to lack of quorum.*

**2. PUBLIC PARTICIPATION:** None

**3. DECLARATION OF CONFLICTS OF INTEREST AND DISQUALIFICATIONS:** None

**4. WORKSHOP – THE DOLLARS AND SENSE OF DOWNTOWN DEVELOPMENT**

A. Mayor Lazar introduced Judy Corbett, Executive Director of Local Government Commission.

Joseph Minicozzi of Public Interest Projects, a private, for-profit real estate company that concentrates on urban infill, historic preservation and business start-ups in downtown Asheville, North Carolina, presented the results of a study comparing the property and sales tax revenue of different development types in Turlock (e.g., downtown buildings, residential single family homes, larger format retail, etc.) on “a per acre basis.”

Mayor Lazar asked for public comment. No one spoke. Mayor Lazar closed public comment.

Council discussion included items hindering the City, how to develop infill, educating local developers, preservation assistance and potential discussions with the Stanislaus County tax assessor.

**5. ADJOURNMENT:**

Mayor Lazar adjourned the Special Turlock City Council meeting at 6:55 p.m.

RESPECTFULLY SUBMITTED

---

Stacey Tonarelli  
Deputy City Clerk