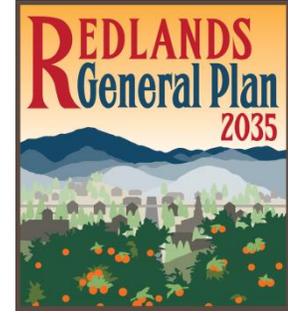


Redlands General Plan Stakeholder Interviews



Stakeholder: Andrea Neiman and Aaron Markley

Representing: Distribution, Logistics, and Warehouses in the West End

Date & Time: 11/17/2015, 6 pm @ Hatfield GMC-Buick

Questions

1. Describe your organization:
 - This meeting was with individual representatives. There is no formal organization of this group

2. From your perspective as a representative of the organization, how supportive has the City been for your purpose or discipline?
 - No issues

3. What has the City done right?
 - Given the land use, the area is not in need of a great many City services other than roads and street improvements. Rarely is police or fire needed.

4. What needs improving? Missed Opportunities?
 - Roads, especially Palmetto Drive need to be improved (the section is within the County Area – “Donut Hole”)
 - Clean up after storms. Lots of debris from palm trees laying about

5. What are the key issues, both opportunities and constraints, which the City will face in the next 20 years?
 - The biggest issue facing the warehouse is the supply of labor. As the economy improves (and more people leave the labor force), it is getting more difficult finding qualified employees. This is especially true for seasonal workers
 - Pay is generally \$13 to \$15 an hour and better than retail. It is getting more competitive between warehouse operators
 - Could use the City’s help in advertising the available jobs, perhaps coordinating job fairs, and advertising new openings, expansions, and relocations.
 - The area is also home to some manufacturing which the City should encourage (Plastics Plus, Icon Health & Fitness Equipment, Hydro Tek). The City should work with these manufacturers when they are expanding so they do not leave Redlands.

6. What should the City be doing to plan for the future?

- Keep roads well maintained

7. What do you think Redlands will be like in 20 years?

8. Other Comments:

- Some of the warehouses are being run by third party logistics (3PL) companies. Some have short (12 month) contracts and some have contracts spanning years. Companies will often use a 3PLs when first establishing their warehouse before they take over operations themselves.
- Warehouses could come together and demonstrate how they are part of and benefit the community.