



CITY OF TRACY

333 Civic Center Plaza
Tracy, CA 95376

OFFICE OF THE MAYOR

MAIN 209.831.6000

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www.cityoftracy.org

MAYOR'S REPORT

JANUARY 2026

01/07/26 – City of Tracy Districting Webinar with Tracy African American Association (“TAAA”) & Tracy Area Alumnae Chapter, Delta Sigma Theta Sorority, Inc.

01/08/26 – **San Joaquin Regional Rail Commission: Special Meeting**

- Full agenda: <https://www.sjrcc.com/event/sjrcc-special-board-meeting-january-8-2026-830-am/>

Highlights:

- Extension Granted for ACE Great America Shuttle Program Transition
- Update on 2026 Super Bowl ACE Great America Shuttles
- Chief Executive Officer's Report
 - Welcome to new SJRRC C.E.O. Chris Orlando!

01/09/26 – Invited Speaker @ Truman Club of San Joaquin Meeting

01/10/26 – Certificates prepared for Tracy African American Association (“TAAA”) Annual Installation of Officers Ceremony

01/13/26 – Virtual Session with Bloomberg/Harvard City Leadership Initiative

01/13/26 – Staff Update on Mayor's Project with Bloomberg/Harvard City Leadership Initiative

01/13/26 – **TRACY CITY COUNCIL – SPECIAL MEETING**

- Full agenda: <https://www.cityoftracy.org/government/city-council/council-meeting-agendas>
- Video recording: <https://www.cityoftracy.org/government/city-council/council-meeting-videos>

Highlights:

- Item 5A: Transition to City Council District Elections
 - Plan “Green” map approved for future City Council district elections
 - Elections for Districts 1 & 3 in 2026; Elections for Districts 2 & 4 in 2028

01/14/26 – CalCities Mayors and Councilmembers Roundtable Discussion re: Economic Development

01/14/26 – ValleyLink Town Hall with Assemblymember Rhodesia Ransom & Senator Jerry McNerney

01/17/26 – Ribbon Cutting for New Business: Aura IV & Wellness

01/19/26 – Martin Luther King Jr. Breakfast with Black Student Unions of T.U.S.D.



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01/20/26 – TRACY CITY COUNCIL MEETING

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- Video recording: <https://www.cityoftracy.org/government/city-council/council-meeting-videos>

Highlights:

- Proclamation: National Human Trafficking Prevention Month
- Recognition: Tracy Military Enlistments

- Item 3A: Adoption of City Council District Elections
 - Elections for Districts 1 & 3 in 2026; Elections for Districts 2 & 4 in 2028
- Item 3B: Housing Element – Density Bonus
 - Intended to create incentives for affordable and workforce housing
- Item 3C: LAFCo Annexation
 - Approved petition to annex property into city limits at Tracy Blvd. & Larch Rd.
- Item 3D: City Finance Department – Purchase Ordinance
 - Intended to modernize and implement best practices in city finance procedures

- Item 4A: Economic Development – Informational Update
 - Key Strategies: (1) Organizational Capacity;
(2) Diverse & Resilient Economy;
(3) Real Estate Development;
(4) Quality of Life & Place
 - Target Clusters: (1) Community;
(2) Advanced Manufacturing;
(3) Technology;
(4) Professional Services
 - Expanding Healthcare Access – City is committed to streamlined review & permitting process for new hospital & healthcare facilities
 - Business Attraction Prospects – Active discussions with over 30 retailers (Including Dutch Bros, Raising Canes, Chick-Fil-A, and Farmer Bros)

- Item 4B: City Transit Maintenance Facility – Site Selection
 - Approved site at 15580 W. Schulte Road for Transit Maintenance Facility
- Item 4C: Tracy Police Officers Association – CALPERS Amendment
 - Amended police union contract in accordance with labor negotiations
- Item 4D: 2026 City Council Committee Board Appointments
- Item 4E: Adopted 2026 City Legislative Platform
- Item 4F: Support for Polluters Pay Climate Superfund Act (SB 684)



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- Mayor & Council Reports:
 - Request for future agenda item on Primary Elections for Mayor
 - Proclamation for MLK Jr. Day

01/22/26 – Virtual Session with Bloomberg/Harvard City Leadership Initiative

01/22/26 – **San Joaquin Council of Governments Meeting**

- Full agenda: <https://www.sjcog.org/AgendaCenter/Board-of-Directors-1>
- Video recording: <https://www.youtube.com/watch?v=mH0SmAENOoU>

Highlights:

- Awarded contract for construction management of City of Tracy’s Transit Station Mobility Hub Improvements Project
- New SJCOG Member Appointed to San Joaquin Regional Rail Commission
- Executive Director’s Report
 - Congressman Harder has submitted a request for \$250,000 earmark for the I-205 Managed Lanes Project

01/22/26 – Central Valley Stonewall Club Meeting

01/22/26 – Graduation for Volt Institute & City of Tracy “Intro to Manufacturing: Relay Controls” Course

01/23/26 – Central Valley Latino Lawyers Section Meeting

01/23/26 – 2025 Community Awards Gala with Tracy Chamber of Commerce

01/24/26 – Equality California Central Valley Leadership Academy

- Invited Speaker on Panel

01/24/26 – CalCities LGBTQ Caucus Board Virtual Retreat

01/24/26 – Certificates prepared for Grand Opening: Born Human Esthetics

01/25/26 – Eagle Scout Court of Honor for Aaryan Singh Rawat

01/26/26 – 2x2 Staff Briefing re: PLA & TRAC

01/27/26 – Virtual Session with Bloomberg/Harvard City Leadership Initiative

01/27/26 – San Joaquin County Mock Trial Competition



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01/30/26 – SJCOG Megaregion Working Group Meeting

- Full agenda: <https://www.sjcog.org/AgendaCenter/ViewFile/Agenda/01302026-1681>

Highlights:

- New Megaregion Chair & Vice Chair Appointed
- Update on SB-375 Modernization & State Transportation Funding
- Update on 2026 Advocacy Day Priorities

01/30/26 – Tracy Police Department 2026 Swearing-In & Annual Awards Ceremony

01/30/26 – Tracy Firefighters 2026 Crab Feed with Tracy Firefighters Association

01/31/26 – Day 1: Equality California Board Retreat

Westside Market - 741 Central Avenue

Conceptual Development Proposal

Prepared by:

Andy Frerichs

Owner & Operator — Wood-Fired Pizza Concept

Submitted to:

City of Tracy — Mayor and City Council

Location:

Westside Market Building
Downtown Tracy, California

Date:

February 3, 2026



Executive Summary:

Andy Frerichs is a lifelong Tracy resident, U.S. Navy veteran, and owner-operator of a wood-fired pizza catering business that has served the Central Valley for over 14 years. His family has been part of Tracy since the 1860s, and his great-grandfather founded SJ Frerichs & Son in 1919, a business that continues to operate downtown today.

This proposal outlines a phased plan to activate the City-owned Westside Market building through a locally owned wood-fired pizza and bar concept. The goal is to restore a long-dormant downtown property while creating jobs, increasing foot traffic, supporting nearby businesses, and adding energy to the Westside Market and Grand Theatre corridor.

Phase One focuses on opening a pizza and bar operation using a portion of the building, allowing for a controlled and financially responsible launch. Mr. Frerichs is prepared to invest approximately **\$225,000 of personal capital** toward tenant improvements, equipment, and startup costs, and to serve as a full-time, hands-on operator of the business.

Future phases contemplate activating additional portions of the building to support up to three tenant spaces over time, allowing the City to diversify revenue, reduce risk, and maximize long-term utilization of the property. This phased approach enables flexibility while maintaining momentum toward full activation.

This proposal is intended as the starting point for continued collaboration with City staff and Council to explore a potential public-private partnership that aligns private investment with the City's downtown revitalization goals.

Conceptual Development Proposal
City-Owned Property Adjacent to the Grand Theatre
Working Title: Westside Market

Submitted by:
Andy Frerichs

Submitted to:
Sheena Stephens, MPA
Economic Development Analyst
City of Tracy

Introduction and Purpose

My name is Andy Frerichs. I am a lifelong Tracy resident, educator, and small business owner with more than a decade of experience operating a successful wood-fired pizza business within the community. I am submitting this conceptual development proposal to share a long-term vision for the City-owned building adjacent to the Grand Theatre, with the goal of activating the space in a way that strengthens downtown Tracy, supports arts and culture, and preserves local character.

This proposal is intended as a conceptual starting point rather than a finalized business plan. My goal is to explore whether a shared vision exists between the City and a local owner-operator who is prepared to invest personal capital, time, and long-term stewardship into a challenging but meaningful downtown property.

Vision for the Site

The working concept, referred to as Westside Market, is envisioned as a wood-fired pizza kitchen and community bar designed to function as a cultural gathering space for downtown Tracy. The concept emphasizes craftsmanship, hospitality, and connection to place rather than high-volume or nightlife-oriented use.

The project is intended to serve multiple roles: a neighborhood restaurant and bar; a complementary space for Grand Theatre patrons before and after performances; a community gathering place for residents and visitors; and a long-term, locally owned anchor that contributes to downtown identity.

At its core, the concept centers around a visible wood-fired oven as both a culinary feature and a symbolic element of warmth, activity, and authenticity. Food service would focus on wood-fired pizza and a limited, thoughtfully curated menu. Beverage service would include beer and wine from opening, with the option to pursue a full bar at a later stage, subject to City approval and community compatibility.

Relationship to the Grand Theatre and Downtown Tracy

The adjacency of the building to the Grand Theatre presents a unique opportunity to strengthen the downtown ecosystem through intentional land use and programming. Westside Market is envisioned as a complementary use that enhances the theatre experience without competing with it.

Building Scale and Adaptive Reuse Approach

Based on available City records, the site encompasses approximately 10,500 square feet, with the building occupying a significant portion of that footprint. While exact interior square footage will need to be confirmed, the usable interior space is anticipated to be larger than a traditional neighborhood

restaurant.

Rather than viewing this scale as a challenge, the concept is intentionally designed to adapt to the building's size through phased activation, flexible use of space, and a focus on long-term functionality rather than overdevelopment.

Community and Public Benefit

This project is intended to deliver benefits beyond a single business operation, including activation of a currently underutilized City asset, increased downtown foot traffic, support for surrounding small businesses, job creation with an emphasis on local employment, and strengthening downtown Tracy's identity as a cultural destination.

Financial Commitment and Partnership Framework

I am prepared to invest approximately \$200,000 to \$225,000 of my own capital into the project. I recognize that the building requires substantial work and am open to discussing a phased development approach aligned with City priorities.

Long-Term Stewardship and Future Ownership

My interest in this project is long-term. I am seeking a lease framework that provides stability and allows for continued reinvestment, with interest in discussing a potential future option to purchase the building.

Request for City Guidance and Next Steps

I respectfully submit this proposal for initial review and welcome City feedback regarding alignment with downtown goals, appropriate next steps, and potential frameworks for a collaborative development approach.