

REDEVELOPMENT
UPDATE:
May 2011

**City of Merced Financing and Economic
Development Authority**

678 West 18th Street, Merced, CA 95340
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UNDER CONSTRUCTION NOW:

G Street Undercrossing: Teichert Construction began work on the undercrossing in July 2010. The project is proceeding on schedule, with the bridge having been completed. Crews are grading the roadway to prepare for paving. The contract includes construction to be completed in December of 2011. Staff has issued and received artwork under a request for proposals for the public art component of the undercrossing. Upon the completion of construction, the Agency will work to redevelop several of the properties that were acquired for right of way. Lead Agency staff: Ainslie/Mendoza.

Downtown Street Resurfacing, Public Improvements: The project includes nearly \$2.1 million in federal stimulus funds and approximately \$800,000 in Authority funds. The project will provide a complete road reconstruction, sidewalk repairs and streetlight upgrades on 18th Street between G and N Street and Canal Street between 18th and 19th Street. Work is ongoing and is on schedule to be completed in the early summer. Lead staff: Ainslie.

Merced Theatre: Construction on Phase III has begun. The majority of the castle facades framing has been completed. The roof removal has been completed and the interior steel reinforcements have begun to be installed. Lead staff: Ainslie.

Commercial Façade Improvement Program:

The exterior rehabilitation of the Vagabond Inn at 1215 "R" Street is nearing completion. Painting of the structure as well as the installation of new windows has been completed. Remaining improvements include fencing, lighting and landscaping. Lead staff: Ewen.

The exterior rehabilitation of the Montgomery-Robinson Building has been completed. The building is located on the northeast corner of 18th and Canal. The restoration included new windows, a new awning and additional lighting. Lead staff: Ainslie

512 W. 11th Street, 927 W. 8th Street, 195 S. "T" Street: Habitat for Humanity is performing interior finish work on 512 W. 11th Street with an anticipated completion and home dedication date in May 2011. The Authority continues to monitor the progress of the development agreement. Two additional affordable rate houses will be built in the coming years. Lead Staff: Ewen.

Residential Façade Improvement Program:

Three (3) properties are scheduled to be under construction by the end of this month including 50 W. 19th Street, 230 W. 18th Street and 101 W. 20th Street. Lead Staff: Ewen.

225-239 W. 19th Street Owner Participation Agreement:

The Authority's agreement granted \$55,815 for the rehabilitation of a historically sensitive ten unit apartment complex along W. 19th Street within the Midtown District. Final payment has been made and all work is completed. Staff will monitor the property over the 55 year performance period. Lead Staff: Ewen.

Former Texaco Station (Costco Area): The Redevelopment Agency is proceeding with remediation efforts at the site in accordance with the DDA with Costco. Efforts this year are being funded through a \$200,000 grant from the Environmental Protection Agency. The contamination originated from former gas stations that once surrounded the site. The project is moving forward to meet the deadlines imposed by the Regional Water Quality Control Board. Lead staff: Angulo.

Parsons Avenue: The roadway widening project was awarded to RGW Construction, Inc. of Livermore for \$1.516 million. The City received a \$1,000,000 grant from the State of California to complete the Parsons Avenue road widening between Highway 140 and Childs Avenue. Construction for the project is underway. The relocation of various utilities require more time than originally scheduled. The project is scheduled to be completed this summer. Lead Staff: Ainslie.

IN DEVELOPMENT:

Pedestrian Crossing at Childs Avenue and S. Highway 59: The Authority is funding a project to place a pedestrian crossing and sidewalks to the newly signalized intersection of Childs Avenue and South Highway 59 in Caltrans right of way. The Authority received verbal confirmation from Caltrans that an encroachment permit will be awarded within the month. The project remains to be bid and awarded to a contractor. Lead staff: Ewen.

Childs and Canal: In January 2011, the Authority assumed an exclusive right to negotiate with Caddis Properties from Fresno, to complete the development of a neighborhood shopping center at this location. The Authority has begun the entitlement process on this 5.9 acre site in order to allow a neighborhood grocer and retailer to provide services to this underserved area. Lead staff: Quintero/Ainslie.

Downtown Parking Signs: Staff is working with Armadillo Advertising of Fresno to design downtown parking lot signs that complement the wayfinding sign design. The signs will be paid from Downtown Parking District funds. Project design is at 90% of completion and may be constructed by Summer 2011 after a public bidding process. Lead staff: Ewen.

Merced Center (Hotel-Office Complex): This project, located on the block bounded by 18th, 19th, M and N Streets, updates are as follows:

Hotel: The Authority has received a notice of closure on the site for soil contamination. The developer is completing an EB-5 Visa equity application. This federal program allows foreign nationals to invest in economically challenged areas. The application process is anticipated to be completed in the Summer of 2011. Lead staff: Ainslie.

Parking Structure: The Authority is continuing to market the structure. The Authority is finalizing negotiations with a potential user for the remaining approximately 5,000 square feet that is available for lease. Lead staff: Ewen

19th and N Parcel: The Agency is continuing to complete an environmental assessment on this parcel. This \$200,000 project is being paid for through an EPA grant. If the conclusion of the process is positive, then development at the site could begin. Lead staff: Angulo

Highway 59 & Cooper Avenue Signalization: The environmental document for the project was approved by the California Transportation Commission. The project is now in line to receive the \$1,000,000 in grant funds it was awarded. Staff has also resubmitted plans for the project to Caltrans in hopes of receiving an encroachment permit. All right of way needed for the project has been acquired. Lead staff: Ainslie.

Highway 59 & Cooper Avenue Housing: The Agency, City and Authority has approved the DDA with Merced Pacific Investments for the development of 75 units of affordable housing. Construction is anticipated to begin later this summer or early this fall. Lead staff: Ainslie.

2668 N. Highway 59 Housing Reconstruction: The City Housing Department purchased a blighted residential property at 2668 N. Highway 59 using Neighborhood Stabilization Program (NSP) funds. The Authority is partnering with the City Housing Department to demolish and reconstruct an affordable rate owner occupied house. Due to funding uncertainty, construction will likely not begin until 2012. Lead staff: Ewen.

Rehabilitation of 951 W. 7th Street: The Authority, in coordination with the City Housing Department, is beginning the process of rehabilitating a vacant single family home in South Merced. The home will be sold in turn key condition to persons of an affordable income once the project is complete. Rehabilitation project plans are 95% complete and will be bid in June 2011. Lead staff: Ewen

Simpson's Cleaners Site Investigation: The Agency received a \$200,000 Brownfields Grant from the U.S. EPA for site investigation at 618 W. Main Street. Kleinfelder has completed the investigative work, and has submitted a report to the Regional Water Quality Control Board and U.S. EPA for review. The report recommends closure of the site and staff is awaiting a response from the Regional Water Quality Control Board. Lead Staff: Angulo.

73 South R Street: The site has been cleared and is available for future development. The project will improve the aesthetics and safety of the neighborhood and provide additional affordable housing. Lead Staff: Ewen.

Midtown Residential District:

A DDA with Maxwell Homes for the development of 7-14 new affordable housing units has been approved by the Agency Board and assigned to the Authority. The homes would introduce new urban row housing units complete with green features displaying a historically appropriate appearance. The units would be developed on approximately .5 acre of land at the northwest and southeast corners of 18th & I Streets. The Authority is currently working on the entitlement and zone change process. Construction would begin late Summer 2011. Lead staff: Ewen.

The Authority has relocated all tenants at 202 W. 19th Street and seeking to demolish the structures. The housing site at 26 W. 18th Street will also be demolished. Additionally, work continues on façade improvements for residential properties in the district. Lead Staff: Ainslie/Ewen.

Underground Utility Districts: Underground Utility District #11 has been formed by the City Council and is in line for PG&E Rule 20A funding. The district boundaries are along Parsons Avenue from south of Childs Avenue to Highway 140 and Childs Avenue from Highway 99 to Golden Valley High School. UUD #10, Yosemite Avenue Phase II has started construction by PG&E with an anticipated project completion date of July 2011. Additional districts along N. Highway 59, "M" Street, "R" Street and Childs Avenue are also being planned. Lead Staff: Ewen.

PROGRAMS, PROMOTION AND PLANNING:

Visitor Services: The California Welcome Center celebrated its 10th anniversary during the month of October. The staff continues to assist visitors and reply to inquiries regarding traveling to Merced. Lead staff: Baker

Downtown Steering Committee: The Committee is meeting next month to review the proposed 2011/12 Downtown Budget. Lead staff: Ainslie.

Downtown Advertising and Business Services: The focus of the marketing is print advertising in the D Life. The Agency is also considering a marketing plan within the coming months. The focus of the Downtown Fund is to continue to build Downtown as an entertainment, shopping, and business destination. Lead staff: Quintero.

Merced Theatre Property Management: Lease operations of the Merced Theatre have been turned over to Merced Theatre Landlord, LLC. A retail food operation has submitted an offer to lease 309 & 311 W. Main Street. Staff is working with the tenant to apply for building permits. Lead Staff: Ewen.

Downtown Design Guidelines: Agency staff is working to complete a draft version of the design guidelines. The guidelines will establish façade, sign and public improvement design throughout the downtown area. Lead Staff: Ewen.

Affordable Housing Monitoring: Staff has developed a complete inventory of all housing units assisted in Agency history. The housing monitoring database has been posted on the Redevelopment Agency webpage under the Housing tab. Staff is performing its annual compliance audit of all Agency assisted housing units. Lead Staff: Ewen.

AVAILABLE

Commercial Façade Improvement Program: The Agency is taking applications for high quality comprehensive projects located within the Gateways Redevelopment Project Area. Lead staff: Mendoza/Ewen.

Residential Façade Improvement Grant Program: No available funding remains for the Residential Façade Improvement Grant Program. New grants may be issued beginning in July 2011. Lead staff: Ewen.

Calendar

City Council/Agency Commission Meetings – 2011

May 2, 2011
May 16, 2011
May 17, 2011

City Council/Redevelopment Agency
City Council/Redevelopment Agency
Redevelopment Advisory Committee

This report is prepared monthly and distributed to the Executive Director, Redevelopment Advisory Committee, Economic Development Advisory Committee, City Council, department heads and others.

RDA Update 5/2011