

REDEVELOPMENT  
UPDATE:  
June 2005

**Merced Redevelopment Agency**

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**UNDER CONSTRUCTION NOW:**

Merced Lofts: Finishing touches are being made to the project, with a grand opening possible this month. Developed by the Tolkin Group, this Main Street project consists of ground floor retail space, 14 live/work residential lofts on the upper floors with some private parking. Lead staff: Ainslie/Quintero.

Texaco Station (Costco Area): A 10th contract amendment with BSK has been approved by the City Council for continued operation and monitoring of the subject site. Activities are ongoing and are directed/approved by the Region Water Quality Control Board. Lead staff: Ramirez.

Kainth/Lal Reimbursement: A reimbursement agreement for the undergrounding of utilities and other public improvements will be introduced to the Agency this month. The development will include a 90-unit Marriott Courtyard hotel and future stand-alone restaurant project on Motel Drive. Site demolition has been completed and grading has begun. Construction is estimated to be completed by October of 2006. Lead staff: Ainslie/Quintero.

**IN DEVELOPMENT:**

Merced Center (Hotel-Office Complex): In May, the Redevelopment Agency awarded the design contract for the parking Structure to International Parking Design (IPD). Staff has meet with IPD to review preliminary site plans. Also in May, the Redevelopment Agency entered into an Exclusive Right to Negotiate Agreement with Corporex Hotels for the hotel portion of the development, preliminary elevations should be completed late this month. Staff have been in negotiations with Merced College regarding the construction of their office building. A rough terms sheet has been prepared. Lead staff: Cahill/Quintero

16<sup>th</sup>/K Street Clearance: Bids have been received for the demolition of the blighted parcels at 333 and 335 16<sup>th</sup> Street. Once the Agency awards a contract work on the demolition will begin, with construction of a new parking lot or other development to follow. Lead staff: Ainslie

Martin Luther King Jr. Way Beautification Project: Planned improvements include partial road reconstruction, installing medians, signalization, increasing the landscape and installing decorative streetlights. Due to the signalization of MLK and 15<sup>th</sup> Street, three small pieces of land will need to be acquired. Staff has received one signed purchase agreement and is working to secure the other two. Lead staff: Ainslie.

East 16<sup>th</sup> Street Beautification: City engineering staff is currently reviewing the topographic map and will be making comments as necessary. Once funding is solidified, further steps will be made. Lead staff: Ainslie.

Underground Utility District #9 & East 13<sup>th</sup> Street Streetlights: Agency Staff are in discussions with PG&E officials to coordinate a mutually advantageous trenching plan. Construction is preliminarily scheduled to begin in the Fall of 2005, but will be dependent upon PG&E's schedule. The project will include the undergrounding of present utilities and the installation of new streetlights. Lead staff: Ainslie.

Underground Utility District #10 Phase II: With Phase I complete, phase II is currently under design. It will include an area along Yosemite Ave. from Edwards Ave. to the City limits; construction is estimated to begin in the second quarter of 2006. Lead staff: Ainslie.

Underground Utility District#11: City staff are reviewing the site in conjunction with the future Parson's Avenue widening. The proposed district includes portions of Childs and Parsons Avenue. Staff is preparing a legal description of the land to be included in the district. The first resolution calling for a public hearing to determine the necessity to establish an underground utility district has been prepared. Lead staff: Ainslie.

Merced Theater: Revisions of final plans for Phase I have been received and are in plan check; the process is estimated to take 4-6 weeks. Upon the approval of the plans, the Agency will proceed with the bidding process for construction of this project. The Merced Theatre Foundation continues to hold various community events at the theatre, making genuine efforts to reach out to the community. Lead staff: Cahill, Ramirez.

Habitat for Humanity DDA: Construction on the W. 6<sup>th</sup> Street site is at the building permit stage. Habitat for Humanity has requested financial assistance from the Redevelopment Agency for building permit fees. The Redevelopment Advisory Committee unanimously agreed to the terms of a DDA amendment. The amendment is now being drafted. Lead staff: Ainslie

Housing Authority DDA: Due to federal budget cuts, construction on the new facility has been delayed. Agency staff have been meeting with Housing Authority staff to determine a new construction timeline. An amendment to the DDA will need to be negotiated. Lead staff: Ainslie.

S/W Corner of Yosemite Parkway and Hwy 140: Staff met with the developers who are proposing to construct a 90,000 square foot neighborhood commercial center at the southwest corner of Yosemite Parkway and Parsons Avenue. Upon securing all entitlements, construction is targeted to start in Spring 2006. Lead staff: Quintero.

Simpson's Cleaners Site Investigation: The Agency received notice from the United States Environmental Protection Agency of a \$200,000 Brownfields Grant Award for site investigation at 618 W. Main Street. Agency staff is preparing final application and work plan for the grant monies. Application for grant monies is due June 15, 2005. Lead Staff: Ramirez

## **PROGRAMS, PROMOTION AND PLANNING:**

Downtown Advertising and Business Services: Armadillo Advertising is administering the FY 04-05 Downtown Merced marketing contract. The contract includes print and radio ad creation and placement, maintenance of a Hwy 99 billboard, creation of decorative directional signage, and website updating and maintenance, among other items. The Redevelopment Agency has received positive feedback from Downtown merchants regarding the new print ads featuring local models in Downtown locations. Lead staff: Ramirez.

South Merced Strategic Plan: The Strategic Plan was completed and adopted by Council on January 20, 2004. Several action items and tasks contained in the plan require RDA involvement. Tasks include expanding the Gateways Project Area to take in more South and Southeast Merced, improve HWY 140/Yosemite Parkway as a tourist corridor, and so on. Lead staff: Quintero.

Gateways Project Area Amendment: On May 31, the Redevelopment Agency approved the Report to Council and transmitted it to the City Council for final approval and it adopted a resolution setting a public hearing on the adoption of the Gateways Redevelopment Plan Amendment for July 5. Mailings have been sent to all residents, business and property owners inside the current and proposed project areas announcing two public information meetings and advertising the July 5 public hearing. Lead staff: Cahill, Quintero.

## AVAILABLE

Commercial Rehabilitation Loans: The Project Area 2 program has approximately \$422,565.71 available for loans. The Gateways Area program has over \$50,000 available. Lead staff: Ramirez.

Façade Improvement Program: Approximately \$6,750 is available for rebates on approved applications for Project Area 2, and \$34,102 is available in the Gateways Project Area. Lead staff: Ramirez.

### **Calendar**

#### **City Council/Agency Commission Meetings – 2005**

June 6, 2005	City Council/Redevelopment Agency
June 20, 2005	City Council/Redevelopment Agency
June 21, 2005	Redevelopment Advisory Committee Meeting

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

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