

REDEVELOPMENT
UPDATE:
January 2009

ATTACHMENT G-1
Merced Redevelopment Agency

678 West 18th Street, Merced, CA 95340
209/385-6827 FAX 209/723-1780

UNDER CONSTRUCTION NOW:

Merced Center (Hotel-Office Complex): This project, located on the block bounded by 18th, 19th, M and N Streets, has four subparts as listed below.

Hotel: Atman Hospitality Group has obtained building permits and will start construction once an environmental clearance is issued. The Agency is currently conducting a one-week soil vapor extraction pilot test on the site. Staff has been told that closure might now be granted if soil vapor extraction at the site returns minimal detection. Lead staff: Cahill/Ainslie/Angulo.

Parking Garage: The garage is open and all three levels are available for public use. Agency staff are continuing to market the retail space. Lead staff: Ainslie.

College Building: The College Building has completed construction and classes are being held. Lead staff: Cahill/Ainslie.

Public Improvements: Lockwood has completed the streetscape improvement project. They are currently completing the punch list items and will be completely finished this month. Lead staff: Ainslie

Merced Theatre: The Merced Theatre Foundation completed their contract to remove the interior walls that previously divided the theatre into four separate screening rooms. The Foundation and staff are continuing fundraising efforts including pursuing Historic Tax Credits for the restoration. The Agency's architect is completing the final plans for the restoration. Lead staff: Cahill, Mendoza, Ainslie.

The Playa Merced Shopping Center (Parsons Avenue at Highway 140): Redevelopment staff has received the appraisal concerning the parcel located on the southwest corner of Parsons Avenue and Yosemite Parkway, and is working with property owners to acquire the parcel. As part of the OPA with The Playa Merced, staff is to make best efforts to acquire the property to incorporate the site into the newly constructed shopping center. Longs opened on September 1, 2007. Leases are being negotiated by the developer for the remaining tenant spaces. Lead staff: Quintero.

Former Texaco Station (Costco Area): Provost & Pritchard of Clovis is now the consultant for the remediation on the sites. Due to a former consultant billing error, delays are being experienced in receiving cost reimbursements from the State. The project is moving forward to meet the deadlines established by the Regional Water Quality Control Board. Staff is reviewing alternate funding sources including EPA Grants. Lead staff: Angulo.

512 W. 11th Street, 927 W. 8th Street, 195 S. "T" Street: The Agency purchased three dilapidated homes in 2007. The homes were successfully demolished during training operations with the Merced Fire Department. The remaining lots have been sold to Habitat for Humanity for affordable owner occupied housing. Habitat is now completing the entitlements necessary to begin construction. Lead Staff: Ewen.

33 Parsons Avenue: The Agency has purchased the single-family residence on the site and will partner with the Housing Department to use the home until construction on Parsons begins. After

construction, the remaining lot will be used for an affordable housing partnership yet to be determined.
Lead Staff: TBD

Way Finding Signs: A total of 57 signs have been installed in City right of way and an additional 5 signs have been installed in County right of way. Staff has applied for encroachment permits with CalTrans for the installation of 16 signs within the State right of way. Bid packets will be sent out within the coming months for the installation remaining directional signs. Lead Staff: Ewen.

IN DEVELOPMENT:

Childs and Canal: The Agency repurchased a 4.7 acre parcel from the Housing Authority. The Agency has started marketing the site for a new development with various local developers. A temporary fence has been installed. Lead staff: Quintero/Ainslie.

Highway 59 & Cooper Avenue Signalization: Staff has submitted a plan set to Caltrans to review for the improvement project. The plan set includes all previous Caltrans comments. Additional right of way is in the process of being purchase. The Agency has recently purchased a 10 unit apartment complex. Portions of the properties purchased will be used for affordable housing. Lead staff: Ainslie.

East 16th Street Beautification: Staff is preparing a detailed plan set for the beautification. The project's scope calls for the beautification of East 16th Street from G Street to Motel Drive. Staff has received preliminary approval from Caltrans to finalize design. Staff is also designing a plan and coordinating with Union Pacific Railroad to eliminate pedestrian crossing of the railroad lines along East 16th street. Lead staff: Ewen.

Underground Utility District #9 & East 13th Street Streetlights: PG&E provided a cost estimate that was approximately 200% higher than the Agency's estimate to complete the streetlight installation. Due to this immense cost the Agency is pursuing completing the street lighting project independent of PG&E's project. The Agency will be bidding the streetlight project in February with construction estimated to begin in May. PG&E will meanwhile complete the undergrounding of utilities independently of the City and Agency. Lead staff: Ewen.

Underground Utility District #10 Phase II: PG&E is currently designing Phase II. It will include an area along Yosemite Ave. from Edwards Ave. to the City limits. Plans have been submitted to Caltrans but there has not been final approval given. 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:

Staff is developing a Plan for the revitalization of a 3-block area bordered by Martin Luther King Way to the west, "G" Street to the south, 19th Street to the north and 18th Street to the south. The plan calls for the development of row housing at the intersection of 18th & I Streets. The development, which is still in the planning stage, will include a mix of affordable and market rate owner occupied units. The Agency has purchased properties in respect to its revitalization efforts in the district. At this time the Redevelopment Advisory Committee (RDAC) is being presented with properties that will complement

any newly constructed units as well as eliminate blight in the district and add quality housing that is within walking range of the City Center district. Staff has also developed a Façade Improvement Program for residential units and is looking to partner with local property owners for the creation of Owner Participation Agreements (OPA) for the rehabilitation of their properties. Lead Staff: Ewen/Ainslie.

PROGRAMS, PROMOTION AND PLANNING:

Visitor Services: The staff continues to assist visitors and reply to inquiries regarding traveling to Merced. In addition, staff is spearheading the coming Amgen Tour. Lead staff: Baker

Downtown Steering Committee: The Committee met last month to discuss progress made to date on the Strategy and discussed the 2009 Farmers' Market. Lead staff: Ainslie.

Downtown Advertising and Business Services: The focus of the marketing is print advertising, a rotating billboard, and an overall message via different avenues showing Downtown as the "Heart of the City". 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: Staff has developed an agreement for the leasing of the largest retail space at the Theatre. The tenant is expected to take possession in January 2009 upon approval by the City Council. Staff is also working with other potential retail tenants to guide them through the application process. The apartment units are fully occupied. Lead Staff: Ewen.

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

Affordable Housing Monitoring: Staff is working to develop a complete record of all covenants for the properties. The housing monitoring database has been posted on the Redevelopment Agency webpage under the Housing tab. Mailings for the verification of the affordability rates were sent to property managers, developers and property owners in the month of December. Lead Staff: Ewen.

AVAILABLE

Façade Improvement Program: Approximately \$34,102 is available in the Gateways Project Area. Lead staff: Mendoza.

Calendar

City Council/Agency Commission Meetings – 2009

January 5, 2009
January 20, 2009
January 20, 2009

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

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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