

REDEVELOPMENT
UPDATE:
April 2010

ATTACHMENT G-1
Merced Redevelopment Agency

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

UNDER CONSTRUCTION NOW:

Commercial Façade Improvement Program: The Vagabond Inn at 1215 "R" Street has received all approvals to begin the revitalization of their property. The 50% matching reimbursement based program will assist the property owner to paint the entire site, install 76 new windows, plant new landscaping and perform other aesthetic repairs. The property owner has 180 days to complete the work. Lead staff: Ewen.

512 W. 11th Street, 927 W. 8th Street, 195 S. "T" Street: Habitat for Humanity is making steady progress at the 1st site of 512 W. 11th Street. They have installed sewer and water lines and are planning to lay the foundation when the weather clears. Lead Staff: Ewen.

Way Finding Signs: A total of 65 signs have been installed. The Agency was approved for an encroachment permit in the State right of way for 16 new wayfinding signs. Bids are to be received in April with construction beginning in May 2010. Lead Staff: Ewen.

16th Street Resurfacing: Work on the \$1.2 million resurfacing of 16th Street and G Street is well underway. The paving of 16th Street is anticipated to begin on April 19 and last for approximately 3 weeks. Thereafter the grinding and repaving of G Street from 16th Street to 23rd Street will begin. Lead staff: Ainslie.

South Merced Sidewalks/Childs Avenue and Highway 59 Pedestrian Crossing:

The City received a \$350,000 grant from the Housing and Urban Development Department under the CDBG-R funding allocation. Teichert Construction has began the demolition of the ramps along "P" Street. Plans and specifications have also been completed and submitted for the Highway 59 and Childs Avenue Pedestrian Crossing within Caltrans right of way. Negotiations with Caltrans continue for the encroachment permit. Lead Staff: Ewen.

RDA Owned Property Demolitions:

The Agency completed the demolition project of 150 West 19th Street, 2800, 2808, 2810 North Highway 59 and the 12 unit multi-family structure at 2874 North Highway 59. As a result, the Cooper Avenue and Highway 59 project is one step closer to construction. A second wave of blighted homes to be demolished will be bid this month. Lead Staff: Ewen.

Residential Façade Improvement Program:

RDAC and DRC approved a Residential Façade Improvement Program grant to a single family property owner located at 115 W. 18th Street. The grant will cover façade and exterior work visible from the public street. The contractor plans to finished with the project by May. In addition, DRC and RDAC will review a grant for a multi-family property located at 114 & 122 W. 20th Street within the month. Lead Staff: Ewen.

Former Texaco Station (Costco Area): The 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.

IN DEVELOPMENT:

Merced Theatre: Bids are anticipated to be released in late April for the final phase of construction. The bid is divided into two sections. The first will restore the castle façade, complete a new roof and install the basic systems of the auditorium (plumbing, HVAC, electrical). The second section includes all of the finishes needed to open the theatre. These finishes include texturing, painting, fixtures, flooring and seating. Currently there is adequate funding on hand to complete the first section. Staff is working to finalize the funding for the second section. These sources include a Federal Congressional Earmark, a 4th Round California Cultural and Historical Endowment Grant and Federal Historic and New Market Tax Credits. Lead staff: Cahill, Ainslie.

Downtown Street Resurfacing, Public Improvements: The second half of the City's \$3.1 million in federal stimulus funds will be combined with Agency funds to complete road reconstruction, sidewalk repairs and streetlight upgrades on 18th, N, M and Canal Streets in the Downtown and Midtown area. Project plans have been completed and the State has approved the project. Bids are anticipated to be released next month. Lead staff: Ainslie.

Childs and Canal: The Agency is marketing the site for a new development with various developers. A temporary fence has been installed. The Agency closed on the one acre site directly south of the currently owned Agency parcel bringing the total site up to 5.1 acres. Lead staff: Quintero/Ainslie.

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

Hotel: Financing had been stalled due to the current national economic recession. The Agency has received a notice of closure on the site for soil contamination. The plans for the building have been completed. Staff is working with the developer to amend the development agreement and to seek alternate forms of financing. Lead staff: Cahill/Ainslie.

Parking Structure: The Agency is continuing to market the structure. Westamerica is the first tenant to move into the space. Westamerica is leasing 6,110 sq. ft. Approximately 4,000 square feet remain available for lease. Lead staff: Ainslie

Parsons Avenue: The City received a \$1,000,000 grant from the state to complete the Parsons Avenue road widening between Highway 140 and Childs Avenue. Staff has prepared the necessary paperwork to receive the funds from this grant and is awaiting comments from Caltrans. Meanwhile staff is completing the design of the project and the right of way acquisition that remains. The site at 33 Parsons Avenue has been demolished to clear dirt for the project. Lead Staff: Ainslie

Highway 59 & Cooper Avenue Signalization: Staff will resubmit plans for the project to Caltrans this month. Staff has prepared the necessary submittals to Caltrans to receive a funding allocation for the \$1,000,000 grant the City recently received for this project. Staff is working with two potential developers on developing the remaining land for a quality affordable housing project. Lead staff: Ainslie.

Highway 59 & Cooper Avenue Housing: Staff is negotiating an exclusive right to negotiate agreement with a developer to complete the development of 50-75 units of affordable housing on the Agency owned parcels at Highway 59 and Cooper. These units will be highly visible, high quality and will feature several green amenities. Lead staff: Ainslie.

G Street Undercrossing: The project is currently being bid and will be awarded in May. All of the right of way has been acquired for the project. Staff is working to relocate the present tenants living in buildings that need to be demolished. The start date of construction will be in June or July of 2010. Lead Agency staff: Ainslie.

East 16th Street Beautification: The project's scope calls for the beautification of East 16th Street from G Street to Motel Drive. Engineering staff has completed a design plan set and is currently working with Heacox Associates to complete the landscaping design. Caltrans issued a notice of a pending project for the Highway 99 overhead expansion. Plans are on hold for the section of the improvements west of "D" Street. 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:

The Agency took possession of the 8 unit property neighboring the NW corner of 18th & I Street at 211 W. 18th Street and the fire damaged structures at 49 West 18th Street. Asbestos surveys are being prepared for both sites. The properties are expected to be demolished by June 2010. There are two developers still interested in the future housing project. The Agency has one Residential Façade Improvement grant application under construction. Two more additional sites are pending approval by the Redevelopment Advisory Committee (RDAC).

Redevelopment and engineering staff have also performed preliminary research for the improvement of public amenities in the district. These improvements may include streetlights, sidewalks, ADA accessible ramps and parking. The project will go into development pending funding. Lead Staff: Ewen/Ainslie.

Underground Utility District #10 Phase II: PG&E has designed Phase II of their Rule 20A UUD #10 project. 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. Caltrans will install Sternberg lights from the Bradley Overhead Bridge to Edwards Ave. The Agency will not have to install lighting for this project. Total project cost committed from the City's UUD Rule 20A allowance is \$1,028,000. Lead staff: Ewen.

PROGRAMS, PROMOTION AND PLANNING:

Cap & Town Festival:

The annual graduation and block party festival will be held in Downtown Merced on Friday, May 14, 2010 from 5pm-11pm. The event is free to the public. Games, music, food and fun can be had by all.

Visitor Services: The staff continues to assist visitors and reply to inquiries regarding traveling to Merced. Lead staff: Baker

Downtown Steering Committee: The Committee will meet in June to review progress made to date on the Strategy. Further discussion will be made on the expansion or reformation of the committee. Lead staff: Ainslie.

Downtown Advertising and Business Services: The focus of the marketing is print advertising. A trial joint advertising buy with Valley Values will begin next month. This will be combined with a six issue add in the new downtown newspaper entitled The D Life. 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 is working with new potential retail tenants to join Forte Yogurt. Commercial lease rates are competitive with other downtown spaces. Residential leasing is again 100% occupied. 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 received all but one of the verification letters to all active developers and property owners assisted with Agency housing funds. Past documents are on file at the Agency office. Lead Staff: Ewen.

AVAILABLE

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: \$120,000.00 is available for residential property owners seeking improvements to the exterior's of their structures. Restrictions do apply. Lead staff: Ewen.

Calendar

City Council/Agency Commission Meetings – 2010

April 5, 2010
April 19, 2010
April 20, 2010

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.

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