

REDEVELOPMENT
UPDATE:
July 2010

ATTACHMENT G-1
Merced Redevelopment Agency

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UNDER CONSTRUCTION NOW:

G Street Undercrossing: Construction on the undercrossing will begin on July 19, with the road closure beginning on July 12. The project was awarded to Teichert Construction. Construction is scheduled to last for 18 months. 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.

Commercial Façade Improvement Program: The Vagabond Inn at 1215 "R" Street has begun improvements to the site including power washing and prepping for paint. 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 have begun to lay the foundation. Lead Staff: Ewen.

Way Finding Signs: A total of 65 signs have been installed. A construction contract is open with Carter Construction to install an additional 16 signs in Caltrans right of way. The project should be complete by July 2010. Lead Staff: Ewen.

16th Street Resurfacing: Work on the \$1.2 million resurfacing of 16th Street and G Street is complete. The project included a grind and overlay and new lane striping. The project has been a significant transformation for the 16th Street and G Street corridors. Lead staff: Ainslie.

South Merced Sidewalks:

The City received a \$350,000 grant from the Housing and Urban Development Department under the CDBG-R funding allocation. The funding created 12 construction jobs for a period of 2 months and added 63 new ADA accessible curb ramps and 1000 plus feet of new sidewalks to the South Merced neighborhoods. Teichert Construction has completed the construction. City staff will finalize the project this month. Lead Staff: Ewen.

RDA Owned Property Demolitions:

The Agency is awarding the demolition project this month. The demolitions will lead the way for future development at 18th & I Street, PD-14 and Childs Avenue and Canal Street. Lead Staff: Ewen.

Residential Façade Improvement Program:

Both residential façade grants issued in Spring 2010 have been completed. The Agency is working with the owners of a residential site at 101 W. 18th Street. More applicants are contacting staff and may be brought before DRC and RDAC in July 2010. 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 have been released and are expected to be opened August 3, 2010. The current project will be 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. The initial bids were rejected due to a 30% cost overrun. Staff is reevaluating the project and will be rereleasing the project in late summer. An additional project to provide public improvements from N Street to O Street is being developed. The Agency will cover the costs of the improvements. Lead staff: Ainslie.

Pedestrian Crossing at Childs Avenue and S. Highway 59: The Agency 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 Agency is completing its 2nd submission of plans for approval. A Caltrans encroachment permit will be needed before the Agency can bid and award the project to a contractor. Lead staff: Ewen.

Childs and Canal: In May, the Agency entered into an exclusive right to negotiate with Caddis Properties from Fresno, to complete the development of a neighborhood shopping center at this location. The Agency has begun the entitlement process on this 5.9 acre site in order to allow a neighborhood grocer and retail services to this underserved area. The developer has one year to complete terms of the agreement. 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

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

Parsons Avenue: Bids for the project have been released and will be opened next month. 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. The City has received the award allocation, meaning that construction is now required to begin by October 15, 2010. All necessary right of way has been acquired. Lead Staff: Ainslie

Highway 59 & Cooper Avenue Signalization: Staff has resubmit plans for the project to Caltrans. 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 to complete the remaining acquisitions needed for right of way. All right of way needed is anticipated to be acquired by August of 2010. Lead staff: Ainslie.

Highway 59 & Cooper Avenue Housing: The Agency entered into an Agreement to Negotiate Exclusively with The Cirrus Companies to conceptually develop an affordable housing project consisting of 50-75 units to be located on the Agency owned parcels at Highway 59 and Cooper Avenue. These units will be highly visible, high quality and will feature several green amenities. Lead staff: Ainslie.

East 16th Street Beautification: The project's scope calls for the beautification of East 16th Street from G Street to Motel Drive. Caltrans issued a notice of a pending project for the Highway 99 overhead expansion. Staff is currently working to relocate City utilities and negotiate easements as needed for the future Caltrans project. 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 7-13 new affordable housing units is currently in negotiations. If approved, the homes would introduce new urban units complete with green features displaying a historically appropriate appearance. Construction is anticipated to begin this year. Additionally, work continues on façade improvements for residential properties in the district. Lead Staff: Ainslie/Ewen.

Underground Utility District #10 Phase II: Staff met with PG&E and other utilities to discuss the creation of new Underground Utility Districts under the Rule 20A allocation in June 2010. The first district has been drafted along Parsons Avenue from south of Childs Avenue to Highway 140. Additional districts along "M" Street, "R" Street and Childs Avenue are also being planned.

PROGRAMS, PROMOTION AND PLANNING:

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 September to review progress made to date on the Strategy. The Committee made a recommendation to expand its membership to include additional businesses, the Council should act on this recommendation in August. Lead staff: Ainslie.

Downtown Advertising and Business Services: The focus of the marketing is print advertising in the D Life. Staff is working to continue joint advertising buys with downtown businesses in other media outlets. 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 still strong for the space. 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 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: \$178,775 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

July 6, 2010
July 19, 2010
July 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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