

PROJECTS AND ACTIVITIES OF THE FONTANA REDEVELOPMENT AGENCY BY PROJECT AREA

SOUTHWEST INDUSTRIAL PARK REDEVELOPMENT PROJECT

JULY 01, 2000 - JUNE 30, 2001 PROJECT ACTIVITIES

In FY 2000-2001 a variety of activities related to the Auto Mall occurred. Negotiations, financial activities, engineering design, and other tasks were performed.

Total expenditures of capital projects funds amounted to \$4,665,209.00:

Administration Costs	\$ 1,719,313.00
Professional Services	\$ 166,646.00
Planning, Survey & Design	\$ 1,809.00
Acquisition Expense	\$ 2,975.00
Project Improvement/Construction Costs	<u>\$ 2,774,466.00</u>
Total Expenditures	\$ 4,665,209.00

JULY 01, 1999 - JUNE 30, 2000 PROJECT ACTIVITIES

In FY 1999-2000 a variety of activities related to the Auto Mall occurred. Negotiations, financial activities, engineering design, and other tasks were performed.

Total expenditures of capital projects funds amounted to \$1,993,824.00:

Administration Costs	\$ 1,467,976.00
Professional Services	\$ 232,768.00
Planning, Survey & Design	\$ 6,142.00
Project Improvement/Construction Costs	\$ 549,480.00
Loss on Disposition of Land Held for Resale	\$ 320,075.00
Fixed Asset Acquisitions	<u>\$ 2,588.00</u>
Total Expenditures	\$ 2,579,029.00

JULY 01, 1998 - JUNE 30, 1999 PROJECT ACTIVITIES

In FY 98-99 a variety of activities related to the Auto-Mall occurred. Negotiations, financial activities, engineering design, and other tasks were performed. The Agency completed the acquisition of two necessary parcels in the auto mall area. The Agency sold 17.37 acres of the auto mall to Sunrise Management.

Total expenditures of capital projects funds amounted to \$1,993,824.00

Administration Costs	\$ 1,035,031.00
Professional Services	\$ 68,040.00
Planning, Survey & Design	\$ 119,230.00
Project Improvement/Construction Costs	\$ 638,328.00
Loss On Disposition Of Land Held For Resale	\$ <u>408,168.00</u>
Total Expenditures	\$ 1,993,824.00

JULY 01, 1997 - JUNE 30, 1998 PROJECT ACTIVITIES

In FY 97-98 a variety of activities related to the Auto-Mall occurred. Negotiations, financial activities, engineering design, and other tasks were performed. The Agency purchased 5.2 acres of land from an auto dealer originally sold in 1995. The Agency started the process to acquire two necessary parcels in the auto mall area.

Total expenditures of capital projects funds amounted to \$1,670,334.00

Administration Costs	\$ 994,979.00
Professional Services	\$ 19,485.00
Planning, Survey & Design	\$ 5,272.00
Relocation Costs	\$ 12,270.00
Project Improvement/Construction Costs	\$ <u>638,328.00</u>
Total Expenditures	\$ 1,670,334.00

JULY 01, 1996 - JUNE 30, 1997 PROJECT ACTIVITIES

A variety of activities related to the Auto Mall occurred including redeveloper negotiations, financial activities, engineering design, and other tasks. The Agency completed the process to acquire two necessary parcels in the auto mall area. Negotiations continued to effect the relocation of a local auto dealer to the auto mall.

Total expenditures of capital projects funds amounted to \$1,252,007.00:

Administration Costs	\$ 330,934.00
Professional Services	\$ 8,222.00

Planning, Survey & Design	\$ 5,581.00
Acquisition Expense	\$ 6,350.00
Relocation Costs	\$ 8,315.00
Project Improvement/Construction Costs	\$ 549,454.00
Other Expenditures Including Pass Through Payment(S)	\$ <u>343,151.00</u>
Total Expenditures	\$ 1,252,007.00

JULY 01, 1995 - JUNE 30, 1996 PROJECT ACTIVITIES

A variety of activities related to the Auto Mall occurred including redeveloper negotiations, financial activities, engineering design, and other tasks. One local auto dealer signed a Disposition and Development Agreement and purchased 5.2 acres of land by the end of calendar year 1995. The Agency started the process to acquire two necessary parcels in the Auto Mall area.

Total expenditures of capital projects funds amounted to \$347,582.00:

Administration Costs	\$ 240,469.00
Professional Services	\$ 46,080.00
Planning, Survey & Design	\$ 38,448.00
Project Improvement/Construction Costs	\$ <u>49,585.00</u>
Total Expenditures	\$ 347,582.00

JULY 01, 1994 - JUNE 30, 1995 PROJECT ACTIVITIES

A variety of activities related to the Auto Mall occurred including redeveloper negotiations, financial activities, engineering design, landscape architecture and other tasks.. Disposition and Development Agreements were executed with two local auto dealers to move to the Auto Mall.

Total expenditures of capital projects funds amounted to \$1,491,725.00:

Administration Costs	\$ 308,133.00
Professional Services	\$ 144,387.00
Planning, Survey & Design	\$ 66,607.00
Acquisition Expense	\$ 3,800.00
Project Improvement/Construction Costs	\$ 73,972.00
Other Expenditures Including Pass Through And ERAF Payments	\$ <u>894,826.00</u>
Total Expenditures	\$ 1,491,725.00

JULY 01, 1993 - JUNE 30, 1994 PROJECT ACTIVITIES

Plans to develop a state of the Auto Mall on the northern portion of the project area continued. If successful, the project will be constructed in Fiscal Year 1996-97. The Agency participated in submission of a proposal for federal Economic Development Administration grant for a street intersection and rail crossing at Santa Ana Avenue and Live Oak Avenue. If approved, redevelopment funds would be used as matching funds. The Agency continues to assist in the redevelopment of the southern portion of the project.

Total expenditures of capital projects funds amounted to \$1,384,839.00:

Administration Costs	\$ 230,798.00
Professional Services	\$ 61,918.00
Planning, Survey & Design	\$ 35,819.00
Acquisition Expense	\$ 16,491.00
Operation Of Acquired Property	\$ 2,124.00
Project Improvement/Construction Costs	\$ 143,076.00
Other Expenditures Including	
Pass Throughs And ERAF Payments	\$ 894,613.00
Total Expenditures	\$1,384,839.00

JULY 01, 1992 - JUNE 30, 1993 PROJECT ACTIVITIES

The City and Agency amended the Southwest Industrial Park Redevelopment Plan (Amendment No.5) to: 1) add an area of 64 acres bounded by the I-10 Freeway, Citrus Ave, Valley Blvd. and Catawba Ave; 2) increase the limitation on the total taxes to be allocated and divided under the plan from \$114 million to \$496 million; and 3) deleting from the Plan revenues accruing to Central Valley Fire Protection District. In addition, the Agency completed its obligation under an Owner Participation Agreement to continued to develop plans for infrastructure improvements.

Total expenditures of capital projects funds amounted to \$2,472,850.00:

Administration Costs	\$ 505,464.00
Professional Services	\$ 148,641.00
Planning, Survey & Design	\$ 219,028.00
Acquisition Expense	\$ 27,125.00
Operation Of Acquired Property	\$ 16,676.00
Relocation Costs	\$ 4,196.00
Project Improvement/Construction Costs	\$ 801,070.00
Interest Expense	\$ 119,767.00
Fixed Asset Acquisition	\$ 3,059.00
Other Expenditures	\$ 627,824.00
Total Expenditures	\$ 2,472,850.00

SOUTHWEST INDUSTRIAL PARK REDEVELOPMENT PROJECT

JULY 01, 1991 - JUNE 30, 1992 PROJECT ACTIVITIES

(NO RECORDS EXIST)

Total expenditures of capital projects funds amounted to \$2,427,363.00:

Administration Costs	\$ 1,162,932.00
Professional Services	\$ 473,524.00
Planning, Survey & Design	\$ 491,332.00
Real Estate Purchases	\$ 6,359.00
Project Improvement/Construction Costs	\$ 276,858.00
Fixed Asset Acquisition	\$ <u>16,358.00</u>
Total Expenditures	\$ 2,427,363.00

JULY 01, 1990 - JUNE 30, 1991 PROJECT ACTIVITIES

The Agency began the process of amending the SWIP Redevelopment Plan to add territory along the I-10 Freeway corridor and enable the Agency to redevelop acres of under-utilized, blighted land into an economically viable asset to the community. In addition, street and other infrastructure improvements continued to be made in the Project Area, and new industry has been attracted to the project area.

Total expenditures of capital projects funds amounted to \$1,738,830.00:

Administration Costs	\$ 467,778.00
Professional Services	\$ 666,807.00
Planning, Survey & Design	\$ 78,323.00
Project Improvement/Construction Costs	\$ 502,329.00
Fixed Asset Acquisitions	\$ <u>23,593.00</u>
Total Expenditures	\$ 1,738,830.00

JULY 01, 1989 - JUNE 30, 1990 PROJECT ACTIVITIES

Work on streets, landscaping/sewers and other infrastructure improvements continued. New industrial buildings have been completed or are in various phases of construction. The Agency worked to improve the fire protection facilities in this area.

Total expenditures of capital projects funds amounted to \$376,386.00:

Administration Costs	\$ 352,867.00
Planning, Survey & Design	\$ 2,849.00
Acquisition Expense	\$ 169.00
Project Improvement/Construction Costs	\$ <u>20,501.00</u>
Total Expenditures	\$ 376,386.00

JULY 01, 1988 - JUNE 30, 1989 PROJECT ACTIVITIES

Construction of street, landscape, sewers and other related infrastructure improvements were underway. These improvements have influenced the addition of many industrial buildings, which are on various stages of construction.

Total expenditures of capital projects funds amounted to \$5,973,678.00:

Administration Costs	\$ 153,096.00
Professional Services	\$ 23,765.00
Project Improvement/Construction Costs	<u>\$ 5,796,817.00</u>
Total Expenditures	\$ 5,973,678.00

JULY 01, 1987 - JUNE 30, 1988 PROJECT ACTIVITIES

The Agency finalized an Owner Participation Agreement for infrastructure development that would open another 200 acres for development.

Total expenditures of capital projects funds amounted to \$4,117,519.00:

Administration Costs	\$ 310,205.00
Professional Services	\$ 25,322.00
Project Improvement/Construction Costs	\$ 3,739,426.00
Fixed Asset Acquisition	\$ 250.00
Other Expenditures	<u>\$ 42,316.00</u>
Total Expenditures	\$ 4,117,519.00

JULY 01, 1986 - JUNE 30, 1987 PROJECT ACTIVITIES

The Agency commenced negotiations on an Owner Participation Agreement for infrastructure development that would open another 200 acres for development.

Total expenditures of capital projects funds amounted to \$803,058.00:

Administration Costs	\$ 754,750.00
Professional Services	\$ 47,720.00
Fixed Asset Acquisition	<u>\$ 588.00</u>
Total Expenditures	\$ 803,058.00

JULY 01, 1985 - JUNE 30, 1986 PROJECT ACTIVITIES

The Agency facilitated projects involving industrial development in 3 phases. In the Southwest and Jurupa Industrial Parks, GAF Industries completed a major expansion; JM Manufacturing, ASC Pacific and Major Safe, started construction on new plants.

Total expenditures of capital projects funds amounted to \$649,329.00:

SOUTHWEST INDUSTRIAL PARK REDEVELOPMENT PROJECT

Administration Costs	\$ 516,312.00
Professional Services	\$ 60,510.00
Planning, Survey & Design	\$ 1,778.00
Project Improvement/Construction Costs	\$ <u>70,729.00</u>
Total Expenditures	\$ 649,329.00

JULY 01, 1984 - JUNE 30, 1985 PROJECT ACTIVITIES

New firms and expansion of existing firms such that constructed square footage for calendar 1985 (of which the fiscal year is a part) totaled 142% higher than any previously recorded high. Expansion of existing firms during calendar 1985 accounted for approximately 48% of all the square footage built as “additions” since 1922. Agency discussions commenced with Major Safe Company to consolidate their operations and relocation to Fontana. Amendment #4 completed and adopted for nine sub areas. The contract for the preparation of a specific plan to guide development in the major Amendment #4 area was awarded. The Agency signed an Owner Participation Agreements with J M Manufacturing and ASC Pacific. An Industrial Development Bond was sold for the expansion of GAF Corporation.

Total expenditures of capital projects funds amounted to \$1,527,900.00:

Administration Costs	
Salaries and Overhead	\$ 6,573.00
Department Expense	\$ 1,411.00
Advertising	\$ 38,948.00
Rent and Leases	\$ 14,584.00
Motor Pool	\$ 2,527.00
Professional and Contract Services	\$ 134,459.00
Conferences and Training	\$ 945.00
Miscellaneous	\$ 55,266.00
Interest	\$ 464,287.00
Revolving Fund	
Equipment	\$ 627.00
Project	\$ <u>808,273.00</u>
Total Expenditures	\$ 1,527,900.00

JULY 01, 1983 - JUNE 30, 1984 PROJECT ACTIVITIES

(NO NARRATIVE EXIST)

Total expenditures of capital projects funds amounted to \$939,844.00.

Administration Costs	\$ 443,894.00
Planning, Survey & Design	\$ 50,128.00
Interest Expense	\$ <u>445,822.00</u>

Total Expenditures \$ 939,844.00

JULY 01, 1982 - JUNE 30, 1983 PROJECT ACTIVITIES

(NO NARRATIVE EXIST)

Total expenditures of capital projects funds amounted to \$797,874.00.

Administration Costs	\$ 150,409.00
Planning, Survey & Design	\$ 33,014.00
Project Improvement Costs	\$ 31,829.00
Interest Expense	\$ 247,467.00
Long-Term Debt Principal Payments	\$ <u>335,155.00</u>
Total Expenditures	\$ 797,874.00

JULY 01, 1981 - JUNE 30, 1982 PROJECT ACTIVITIES

(NO NARRATIVE EXIST)

Total expenditures of capital projects funds amounted to \$458,530.00.

Administration Costs	\$ 128,239.00
Project Improvement Costs	\$ 823.00
Interest Expense	\$ 44,729.00
Long-Term Debt Principal Payments	\$ <u>284,739.00</u>
Total Expenditures	\$ 458,530.00

JULY 01, 1980 - JUNE 30, 1981 PROJECT ACTIVITIES

(NO NARRATIVE EXIST)

Total expenditures of capital projects funds amounted to \$1,248,385.00.

Administration Costs	\$ 152,729.00
Project Improvement Costs	\$ 1,015,270.00
Interest Expense	\$ 24,416.00
Long-Term Debt Principal Payments	\$ <u>55,970.00</u>
Total Expenditures	\$ 1,248,335.00

JULY 01, 1979 - JUNE 30, 1980 PROJECT ACTIVITIES

The Redevelopment Agency began construction of improvements for Phase II of the Southwest Industrial Park in late April 1981 with the assistance of a \$5000,000 grant from Economic Development Administration (EDA). The improvements funded by EDA grant include sewers, storm drains, streets, curb, gutter, fire hydrants, and street light

standards. Upland Industries paid the cost of underground utilities. The improvements in Phase II were completed by February 1982.

The Agency contributed \$1,281,155 towards the construction of necessary infrastructure.

Fiscal Year 1980-81 saw the completion of the GAF Corporation and the start of construction of Bonanza Aluminum. Azteca Milling Corporation purchased a site in Southwest Industrial Park. Construction started in the summer of 1982, and is expected to employ 500 to 700 persons.

The Jurupa Industrial Park was the scene of major capital projects during fiscal year 1980-81. The major sections of Hemlock and Beech Avenues south of Slover have been fully improved. Santa Ana Avenue has also been fully improved from Poplar to Live Oak Avenue. The Agency constructed the storm drain in Hemlock and Beech Avenues and funded the curb, gutter, and paving of Santa Ana Avenue. The major developer has installed other street and utility improvements within the areas of Jurupa Industrial Park.. The Agency worked with the other major owners on plans for the development of street improvements within the Jurupa Industrial Park.