



**ECONOMIC DEVELOPMENT DIVISION
STATUS REPORT
(Fiscal Year 2013-2014: 1st Quarter Report)**

NEW MARKETING EFFORTS

Constant Contact E-mail Blasts: A new tool for the Economic Development Division is “e-mail marketing”, through a program by Constant Contact. Businesses and companies check their e-mails all day and every day. The new e-mail marketing tool has been very useful as direct mailers to brokers, retailers and developers, to take a closer look at the City of Colton.



NETWORKING

Cities-County Roundtable – On September 25th, Staff attended the Cities-County roundtable sponsored by the County of San Bernardino Economic Development Administration. The roundtable is a forum to learn what activities and developments are occurring throughout the County.



International Council of Shopping Centers - As part of Colton’s business out-reach program, the Economic Development Division attended the International Council of Shopping Centers’ conference held on September 18, 19 and 20th in San Diego. Numerous retailers, developers and cities were in attendance this year. Staff met with several businesses, developers and networked with brokers for specific business expansion opportunities in Colton.



REAL ESTATE ACTIVITY

Starbucks (202 E. Valley Blvd.) – Starbucks is in escrow to purchase the former Burger King site and are preparing remodeling plans for submittal to the City.

Former K-Mart Building SOLD!! (1175 S. Mt. Vernon Ave.) – The property recently sold and is now under new ownership. Staff will be contacting the new owner to discuss their plans for the 104,000 square foot building.



Former Zendejas Building (1030 S. Mount Vernon Ave.) - Staff is working with the property owner, Reliable Properties, to identify potential users/buyers.

Bonello's Italian Pizza: Bonello's opened a new location during the first Fiscal Quarter of 2013. The new restaurant is located at 803 West Valley Boulevard.

New Church's Chicken: Colton's other Burger King, at 1110 South Mt. Vernon, is now a Church's Chicken fast food restaurant. A grand-opening and ribbon cutting was held on August 10, 2013.

LA Fitness coming soon - One of the land owners is developing the property, and has submitted a pre-application to place an LA Fitness facility within the 8 acre site at the northwest corner of Valley Boulevard and Pepper Avenue. The Design Review Committee reviewed the pre-application on August 5, 2013. The project is also set to contain other retail or restaurant uses.

Making A Difference Association (MADA): Staff worked with MADA in finding them an expanded location at 1430 East Cooley Drive. Not only have they occupied vacant office space in Colton, but they have increased their office space and tripled their workforce. MADA is a non-profit organization that has helped to preserve family relationships, in Colton, and on a regional basis.

NWC of No. Mt. Vernon Ave. / Colton Ave. (3 Acres) – Staff is working with a local developer in attracting retail and restaurant interest to this site. The property is an asset of the Colton Housing Authority.

DEVELOPMENT NEWS

The Villa's – a 55+ Community: Eagle Real Estate is building 120 senior housing units, 101 of which will be affordable housing units for low and moderate income seniors. Eagle is administering the rental of the units, and has set up a rental application office located at the Colton Library on 9th Street across from City Hall. This beautiful project is expected to kick-start development in the downtown area.

Downtown Revitalization: Staff is working on several sites in the downtown area, encouraging property assemblage, joint ventures with developers, and other available development strategies in an attempt to see some re-use of dilapidated or outdated downtown properties in an attempt to bring new life to Colton's downtown area. Progress is slow, but anticipated to gain momentum as Starbucks and Family Dollar break ground.



Former Moss Bros. Building (1900 W. Valley Blvd.): The County of San Bernardino has selected this site for the proposed relocation of the County's Transitional Assistance Development (TAD) offices subject to County Board of Supervisor's approval in November 2013. The selected developer is proposing the remodel of the two existing buildings, and new construction of additional retail and restaurant pads on the 11.7 acre site along Interstate 10 off of Pepper Avenue.



Agua Mansa Properties, LLC: Architectural and Site Plan review has been approved on an 800,000 square foot industrial "spec" building on Agua Mansa Road. The Planning Commission will review the project soon. The number of jobs that will be created will depend on the use. A "fulfillment center" is the intended use, and could create several hundred to one thousand jobs, depending upon the tenant and the items they sell.

Citizens Business Bank: Cushman & Wakefield Real Estate is marketing the former Citizens Business Bank. Staff has met with Chase Bank at the September ICSC conference to seek their interest in purchasing the property; although the building is too large for their prototype of smaller facilities. We have also been in contact with an insurance company contemplating the purchase of the building for consolidation of their offices.



United Packaging Group: United Packaging Group (UPG), located at 1601 Steel Road, is under construction at 1603 Steel Road. Walls and roof are in place for the 160,000 square foot facility to increase its manufacturing capacity. UPG currently employs approximately 100 workers and manufactures and fills specialty waters for wholesale distribution throughout the country. The new building will double its workforce and more than double its manufacturing capacity.



ADMINISTRATION

Redevelopment Dissolution: Staff continues to coordinate efforts with the Colton's Finance Department in preparing documents for review by the Successor Agency to the Redevelopment Agency for the City of Colton, and the Successor Agency's Oversight Board, toward the dissolution of the former Redevelopment Agency.



On September 24, 2013, the Oversight Board approved a Recognized Obligation Payment Schedule (ROPS 13-14B) covering the period for January 1, 2014 through June 30, 2014 which was submitted to the State Department of Finance (DOF) prior to the due date of October 1, 2013. If approved by DOF, the Successor Agency will receive former property tax increment funds to pay for on-going financial obligations.

In addition, the Long-Range Property Management Plan was submitted to DOF for approving the use and development of the Successor Agency owned properties – 22 acres in West Valley and 11 acres in Cooley Ranch.

Community Development Block Grant (CDBG) Projects and Programs:

Working with the Department of Public Works and Finance, current CDBG construction projects underway or completed include: Landscaping at the C Street Undercrossing; Pedestrian crosswalks at Mt. Vernon and Palm, and Mt. Vernon and D Street; sidewalk repairs along a section of Little Colton; and School Drop-off improvements on Boardwell Avenue.

Projects soon to be scheduled include: Sidewalk, curb and gutter improvements in various Target Areas of the City; and Alleyway improvements in certain Target Areas of the City. For Fiscal Year 2013-2014, the City's allocation for CDBG funding is estimated at \$ 408,089, allocated for public improvement projects with \$60,000 for public service programs.



Enterprise Zone: The San Bernardino Valley Enterprise Zone ("SBVEZ") Manager, Colton EZ Coordinator and Staff are working to get the word out to Colton's EZ businesses about the elimination of the program at the end of 2013. Efforts are to get as many businesses as possible to take advantage of the program before that time.

The benefits are set to expire on December 31 of this year, but credits applied for by that date and deemed eligible can save businesses significant amounts of money over the next 10 years. Workshops in Colton were conducted on September 24 (in Spanish); and on October 16 (in English). A final workshop is scheduled to be held at the Norton Regional Events Center in San Bernardino on November 5.