

Project	Description	Status
WATERFRONT		
<p>Northern Waterfront Callahan Property Company (925) 463-9205 City Contact: Alea Gage alea.gage@cityofvallejo.net (707) 649-5454</p>	<p>The Master Plan for the northern portion of the Vallejo Waterfront Project allows for: 175 residential units, 22,000 sf of retail/office space, and 15.4 acres of open space along the Waterfront between Mare Island Way and Mare Island Causeway.</p>	<p>The City Council approved a 5th Amended Disposition and Development Agreement (DDA) with the Developer on June 21, 2016. The City and Developer are partnering on implementing actions, including clearing up title issues.</p>
<p>Central Waterfront Callahan Property Company (925) 463-9205 City Contact: Alea Gage alea.gage@cityofvallejo.net (707) 649-5454</p>	<p>The Master Plan for the central portion of the Vallejo Waterfront Project allows for: 426 residential units, 127,000 sf of retail/office space, 200,000 sf of visitor-serving uses, a 10,000 sf transit facility and open space along the Waterfront west from Santa Clara Street from Capitol Street to Maine Street.</p>	<p>The City Council approved a 5th Amended DDA with the Developer on June 21, 2016. The City and Developer are partnering on implementing actions, including a public planning process to assess the development program in early 2017. In addition, the ED Division also applied for and received a grant (valued at \$100,000) from the Environmental Protection Agency's Targeted Brownfields Assessment Program to determine any remediation needs on Parcel J (the block north of Georgia Street along Mare Island Way), the area identified in the DDA as the Central Waterfront North. The assessment will be completed in early 2017.</p>
<p>Southern Waterfront - PG&E Remediation of Former Manufactured Gas Plant City Contact: Annette Taylor annette.taylor@cityofvallejo.net (707) 649-3510</p>	<p>PG&E is conducting clean up of the site of contaminants resulting from its former use as a Manufactured Gas Plant on South Curtola Parkway and west from Sonoma Boulevard. Pursuant to a Settlement Agreement with the City, the Department of Toxic Substances Control (DTSC) oversees the remediation.</p>	<p>As part of that effort, PG&E abated and demolished the former Brinkman's Marine and Norm's Bait & Tackle buildings in March 2015. The demolition allows for greater access to the site for the cleanup and supports the City's future redevelopment activities. The clean up is expected to be completed in 2020. PG&E has submitted a draft Feasibility Study/Remedial Action Plan to DTSC for review. It should be published for public review in late 2016.</p>
<p>United States Coast Guard City Contact: Lisa Spearman lisa.spearman@cityofvallejo.net (707) 648-4343</p>	<p>The United States Coast Guard (USCG) is a tenant at the Marina and is currently occupying a temporary building. USCG has received funding to remove the temporary building and build a new two story permanent building. USCG is also seeking an additional 15 years to the current lease with the City thus expiring in 2035.</p>	<p>The USCG has retained AECOM to do the site investigation and Request for Proposal (RFP) development for the Solicitation. The USCG is projected to award the contract for design/build services in the third quarter of 2017 with an anticipated project completion due in September 2019. ED Division staff is preparing a lease amendment to be considered by the City Council in 2016 or early 2017.</p>
<p>Vallejo Marine Terminal/Orcem City Contact: Andrea Ouse andrea.ouse@cityofvallejo.net (707) 648-4163</p>	<p>The VMT Project would re-establish industrial uses on 34.3 acres through construction of a modern deep-water terminal with trucking and rail connections. The Orcem Project would involve construction and operation of an industrial facility on a 4.83-acre portion for the production of a high performance, less polluting cement at 790 & 800 Derr Street.</p>	<p>The Final Environmental Impact Report (EIR) is tentatively scheduled to be available to the public in late January 2017. The project is anticipated to be heard by the Planning Commission in late February 2017.</p>
MARE ISLAND		
<p>North Mare Island -- Faraday Future City Contact: Andrea Ouse andrea.ouse@cityofvallejo.net (707) 648-4163</p>	<p>North Mare Island is a premier waterfront location of 157 acres north of G Street owned or controlled by the City of Vallejo. On May 31, 2016, the City Council approved a 6 month Exclusive Right to Negotiate Agreement with Faraday Future to build a electric vehicle assembly facility and customer experience center.</p>	<p>Faraday Future is preparing a project proposal including the needed impact analysis. Under direction of the City Council, City staff are negotiating with Faraday on a term sheet that would formulate the basis of a Disposition and Development Agreement (DDA). Regarding the Navy's cleanup efforts at IR-17, located on North Mare Island, DTSC has circulated a CEQA document for public review to be completed by September 19, 2016. The Navy is currently focused on the details of the actual excavation work which is currently underway.</p>

Project	Description	Status
MARE ISLAND CONTINUED		
<p>San Francisco Bay Ferry / Water Emergency Transportation Authority (WETA) - North Bay Operations & Maintenance Facility (415) 705-8291 City Contact: Bill Tuikka bill.tuikka@cityofvallejo.net (707) 648-5319</p>	<p>The North Bay Operations and Maintenance Facility project will provide a base for WETA's Vallejo ferry fleet. The Project site is at Building 165 and Berth 10 on Mare Island. The facility will include an administration office, maintenance shops, fueling, berthing space and passenger loading facilities. Passenger loading and unloading will occur on existing trips departing Mare Island en route to Downtown San Francisco.</p>	<p>The facility is complete and will provide for routine vessel maintenance and accommodate limited passenger boarding on future service between Mare Island, the Vallejo Ferry Terminal and San Francisco. The facility includes an Operations Control Center for operations dispatch and an Emergency Operations Center for emergency response coordination. The official dedication ceremony took place on October 26, 2016.</p>
<p>Lennar Mare Island Lennar Mare Island, LLC Tom.Sheaff@lennar.com (707) 562-4000 City Contact: Erin Hanford erin.hanford@cityofvallejo.net (707) 648-5406</p>	<p>Lennar Mare Island's (LMI) portion of the Mare Island Reuse Plan plans for 1,400 homes, roughly 7 million square feet of commercial and industrial space, plus many recreational amenities totaling 650 acres.</p>	<p>Residential Lennar Homes submitted a building permit request for the construction of 38 homes in Subdivision 8D, Coral Sea Village South. The City recently approved the permit for the model home complex and construction trailer, and Lennar broke ground on the project in late October.</p> <p>Commercial Buildings LMI's most recent monthly report ending September 30, 2016 reported commercial activity of 7 new businesses, 13 expansions, 25 renewals and 5 existing business move outs for 2016 year to date. LMI's most recent job survey, which occurred in June 2016, shows a total of 2,412 permanent jobs, resulting in a net increase of 10 full time jobs from the December 2015 survey results. Total occupancy continues to be reported at approximately 3.5 million square feet, occupied by over 100 organizations. A number of buildings are currently undergoing remediation, investigation, design or renovation in order to prepare them for future use. Major projects include the new distillery plans for Buildings 45 and 65, and the Mare Island Brewery project at the Coal Sheds.</p> <p>Infrastructure LMI submitted infrastructure improvement plans for Subdivision 8C, the next residential site. Fiber optic improvements are ongoing and Phase II of the Promenade and the next Shared Parking lot to accommodate new business activity near the ferry facility are under construction. LMI continues the next phase of the Storm Sewer investigation, working with Vallejo Sanitation and Flood Control District (VSFCD) on analysis and repairs. VSFCD accepted an additional segment on the Charlie Outfall and engineers are working on the design and permitting of this outfall. LMI also continues ongoing waterfront repairs, painting of the gantry and the installation of additional lighting of the historic core and the gantry.</p>

Project	Description	Status
MARE ISLAND CONTINUED		
<p>Lennar Mare Island Land Transfer Lennar Mare Island, LLC Tom.Sheaff@lennar.com (707) 562-4000</p> <p>City Contact: Erin Hanford erin.hanford@cityofvallejo.net (707) 648-5406</p>	<p>LMI is undertaking Environmental Investigation and Remediation clean-up for the parcels transferred to LMI during the 2001 early transfer process.</p>	<p>Public Trust Parcel IV was transferred to LMI for remediation during the 2001 early transfer process. LMI's remediation work in this parcel is scheduled to be completed in the spring of 2017. LMI is working with the City and regulatory agencies to finalize the remaining transfer documents including the Land Use Covenants and site specific Operations and Maintenance Agreements. Upon completion of these documents and after issuance of the certificate of completion for the Site, the property will be transferred from LMI to public ownership. This transfer is expected to occur in the middle of 2017.</p> <p>LMI also collaborated with the City to negotiate and execute a third Amendment to the Environmental Services Cooperative Agreement for the Eastern Early Transfer Parcel (ESCA-East) between the City and the Navy. Under the terms of this amendment, the Navy provided an additional \$955,262 to be used towards funding additional Environmental Services and continued Project Management within the Eastern Early Transfer Parcel (EETP).</p>
<p>Navy Mare Island Land Transfer</p> <p>City Contact: Erin Hanford erin.hanford@cityofvallejo.net (707) 648-5406</p>	<p>The Navy is undertaking environmental clean up of remaining Economic Development Conveyance (EDC) Parcels (to be transferred to the City) and Reversionary Parcels (to be transferred to the State).</p>	<p>Staff monitors the Navy's clean-up of the remaining portions of Mare Island. The next parcel that was scheduled to be transferred was the 46 acre Marine Corps Firing Range (MCFR) site. Although the Navy completed the Finding of Suitability for Transfer for the MCFR parcel, the transfer is on hold until a wetlands determination is finalized for the site. The Navy, City and LMI are working on a path forward to address this concern. The planned future use of the parcel is for a Community Park and residential housing.</p>
<p>Navy Mare Island Army Reserve Real Estate Property Exchange (RPX)</p> <p>City Contact: Erin Hanford erin.hanford@cityofvallejo.net (707) 648-5406</p>	<p>The US Army Reserve (Reserves) occupies three parcels on Mare Island as the result of a Fed-to-Fed transfer from the Navy. The Reserves is transferring title of one of these parcels in exchange for specific work to be performed on another Mare Island site. The Reserves would transfer 3.42 acres of unimproved land and facilities (site 3) in exchange for the construction of an 11,000 square yard gravel military equipment parking area (Parcel 1). Martin Brothers Construction ("Martin") was selected.</p>	<p>The United States Army Corps of Engineers (USACE) has executed an Exchange Agreement for the transfer of the 3.42 acres to Mare Island. Martin Brothers is currently constructing the work required on a separate site owned by the Reserves, after which, the USACE will execute the Quitclaim deed of the site to Martin. Any future use of the 3.42 acre site will require City review and approval through the entitlement process.</p>

Project	Description	Status
ADDITIONAL PROJECTS		
<p>Fiber Optic Initiative</p> <p><i>City Contact:</i> Will Morat will.morat@cityofvallejo.net (707) 648-4109</p>	<p>The City aims to enhance economic development by improving high-speed, affordable broadband deployment through: completing the City's local network, connecting to a Point of Presence, and extending fiber to Mare Island while leveraging private investment that can utilize the network to connect non-City, external customers.</p>	<p>The City accepted a Fiber Optic Master Plan in February 2016 that laid out a phased, incremental approach to complete the City's local network and attract private investment. As a result of an RFP in September 2016, City Council is tentatively scheduled to consider a service agreement contract with the selected Internet Service Provider (ISP) on December 20, 2016. The ISP will complete the City's connection to a Point of Presence that accesses the internet, and then sell high-speed broadband services to the City and public agencies, medical facilities, educational institutions, and businesses at costs well below current market rates. The City expects the selected ISP to light up the first customers by June 2017.</p>
<p>Successor Agency to the Vallejo Redevelopment Agency</p> <p><i>City Contact:</i> Andrea Ouse andrea.ouse@cityofvallejo.net (707) 648-4163</p>	<p>With review of the Oversight Board and the California Department of Finance, the Successor Agency manages the real estate assets of the former Redevelopment Agency (RDA) and coordinates with the Finance Department in administering the Recognized Obligation Payments Schedule (ROPS) delineating the enforceable obligations of the former RDA and their source of payment every six months. ROPS are subject to the approval of the local oversight board.</p>	<p>The Long Range Property Management Plan (LRPMP), approved by the State Department of Finance (DOF) in December 2015, provided for 37 properties to be transferred. To date, twenty eight properties have been transferred from the Redevelopment Agency to the City of Vallejo. The appraisal and phase I study for four parcels are complete and can now be transferred. Five properties have yet to be transferred. In June 2016, staff submitted an amendment to the LRPMP to change the category of a parking lot and plaza from "to be sold" to "held for governmental use". The DOF approved the request to change the parking lot category but denied staff's request to change the category for the plaza area. Staff is meeting with the DOF regarding the plaza area.</p>
<p>Moving Solano Forward</p> <p><i>City Contact:</i> Annette Taylor annette.taylor@cityofvallejo.net (707) 649-3510</p>	<p>Moving Solano Forward is an ambitious effort to develop a countywide strategic approach to further diversify the economic base of Solano County. The County has received a significant federal grant for their project and assembled a multi-disciplinary project team.</p>	<p>The study, to be completed in late 2016, will provide corridor strategies; a tool box for site selection, resources on the county's industry clusters, brand & marketing strategies, and financing mechanisms; and a customized website with information on the county's industries and demographics and specific corridors and properties prime for investment.</p>
<p>Solano 360</p> <p>Solano County Solano360@SolanoCounty.com</p> <p><i>City Contact:</i> Annette Taylor annette.taylor@cityofvallejo.net (707) 649-3510</p>	<p>The Specific Plan designates: 35 acres for fairgrounds, 26.9 acres for transit and parking center, additional parking and roads, 6 acres for open space, 18.8 acres for entertainment mixed use (i.e. retail and office), and 30 acres for major entertainment use that requires a large undivided site. The site location is at the crossroads of interstate 80 (I-80) and State Route 37 (SR-37).</p>	<p>On April 14, 2015 the Solano County Board of Supervisors voted to enter into an Exclusive Right to Negotiate (ERN) Agreement with Solano Community Development (SCD) LLC. SCD continues to do their due diligence and work with County staff and consultants. County staff and consultants continue to work on environmental and permitting items. On April 5, 2016, the Solano County Board of Supervisors approved the Second Amendment to the ERN with SCD to extend the term to October 25, 2016. SCD presented an update of their land use concepts and tentative draft project phasing to the Board of Supervisors on June 14, 2016. A project update to the Vallejo City Council is scheduled for November 2016.</p>
<p>Business Retention Program</p> <p><i>City Contact:</i> Annette Taylor annette.taylor@cityofvallejo.net (707) 649-3510</p>	<p>This program includes a business retention survey and site visits to local businesses to learn about their needs and future plans, and to connect businesses with resources, such as the Grow Vallejo Fund and Governor's Office of Business and Economic Development initiatives.</p>	<p>The Business Retention and Expansion (BRE) team visits two businesses a month. BRE site visits are ongoing. As of September 1, 2016 a total of 26 businesses have been visited.</p> <p><u>Grow Vallejo Fund</u></p> <p>A Grow Vallejo briefing occurred on September 30, 2015. Staff continues to receives inquiries about the Grow Vallejo Fund. Eight possible borrowers were referred to the loan officer and one loan application is in active review.</p>