

DEVELOPMENT NEWSLETTER

AUGUST 2009



A NEW WALMART STORE PROPOSED

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SPECIAL POINTS OF INTEREST:

- **EDC BEAR Action Network** ready to help you. Call (559) 476-2505.
- **Cen-Cal Business Finance Group** offers small business financing. Contact Kevin P. Clark at (559) 227-1158 for details.
- **Fast Fact:** Kerman has a population of 14,064 as of January 2009.

Walmart Stores, Inc. has submitted a site plan application for a proposed Walmart store on a 20 acre site located at the southwest corner of Whitesbridge Road and Goldenrod Avenue.

The proposed project consists of an 154,648 square feet store on 17 acres with three outlots for future commercial-retail development on 3 acres.

The proposed Walmart Store will feature an outdoor garden center and drive through pharmacy. The applicant anticipates



that the store will operate 24-hours a day, seven days a week. The new store expects to hire approximately 300 new employees.

The project will require an environmental impact report (EIR) that will evaluate the potential effects of the project and identify possible mitigation measures.

The City retained Michael Brandman Associates to prepare the EIR, which is expected to take up to 9 months to complete.

The EIR will provide a comprehensive evaluation of several key areas of the project such as, but not limited to, traffic, air quality, water, noise, economic impacts, and urban decay.

Information about the EIR and the project can be obtain from the City of Kerman website at www.cityofkerman.org or by contacting (559) 846-9386.

NEW CITY HALL OPENING SOON!

The remodel and expansion of the new City Hall is complete. The new parking lot is under construction and should be completed in early September.

The city intends to occupy the building once the new parking lot is completed.

The City Council plans on hosting an open house on October 1, 2009 for members of the public to view the new facility.

The new City Hall was expanded to meet the city's needs well into the future. The facility will also provide an important an-



chor for the downtown.

The City Council wanted to ensure that the City Hall remain in the downtown. Mayor Trinidad Rodriquez said that "the City Council felt strongly that the new City Hall should serve to

preserve and maintain downtown Kerman as the community's focal point."

The new City Hall was funded by lease revenue bonds at a cost of \$2.4 million dollars.

CONSTRUCTION TRADE PROGRAM BUILDS SECOND HOUSE

The City of Kerman, through the Kerman Redevelopment Agency, in partnership with the Kerman Unified School District established the Construction Trades Program to provide high school students with the opportunity to learn valuable skills in the various construction trades.

The program combines classroom instruction with real work experience as the students participating the program learn how to build a new single-family home from the ground up.

The Kerman Redevelopment Agency acquires the lot and funds the purchase of material to construct the house. In addition, many local contractors, businesses and private individual donate material and supplies for the project.

The students completed the second home constructed under the program this summer. The Kerman RDA has identified a qualified first-time homebuyer to purchase the home.

A dedication ceremony will be scheduled for sometime



in October of this year.

The program has been a success largely due to the cooperation between the City of Kerman and KUSD.

Aside from gaining valuable skills in the various construction trades, the youth also learn how to work as a team, schedule tasks, estimate costs, and read blueprints.

CONSTRUCTION OF PHASE II OF KEARNEY PALMS SENIORS VILLAGE COMPLETE



Construction on phase II of Kearney Palms senior apartments is complete. The project will add 20 new units to the existing 80 unit complex.

Willow Partners developed the first phase in 2006 which consisted of 80 units. Phase I and II were funded through

state and federal tax credits. As such, the units are all affordable to seniors who are on a fixed income.

Kearney Palms provides much needed housing to the elderly community and the complex is a great addition to the City of Kerman.

AUTUMN RIDGE ASSISTED LIVING FACILITY NOW OPEN

Construction of the Autumn Ridge Assisted Living Facility is complete.

Autumn Ridge will provide 24-hour assisted living care to seniors, including memory loss programs for residents diagnosed with Alzheimer's Disease and other

related dementias.

The facility features 27 one bedroom, studio and shared suites, dining rooms, activity areas, beauty salon, garden patios, secure walking areas, and all the amenities of assisted care.



For information about the facility, contact: Jenny Garcia at (559)

KERMAN RDA FORMS JPA WITH FRESNO COUNTY

The City of Kerman Redevelopment Agency and the County of Fresno formed a new Joint Powers Authority (JPA).

The purpose of the JPA is to expedite the implementation of the of \$8.0 million in federal Neighborhood Stabilization Program (NSP) funds awarded to the County to purchase, rehabilitate and re-sell foreclosed properties. The funds are part of the

American Housing Rescue and Foreclosure Prevention Act of 2008.

The County approached the Kerman Redevelopment Agency as a possible partner after realizing that County's ability to purchase & sell land was limited without extensive changes to County policy. Under California Redevelopment Law, redevelopment agencies are given broad powers by the state to pur-

chase and sell property.

By forming a JPA with the Kerman RDA, the County can more quickly expend the federal funds within the cities qualifying for federal assistance.

The newly formed Neighborhood Stabilization (NSP) JPA has held several meetings and has begun making offers on foreclosed properties.

The NSP JPA will focus on



purchasing foreclosed homes in the cities of Kerman, Sanger, Selma, Reedley, Kingsburg, Fowler, Coalinga and the unincorporated areas of Fresno County.

CITY RECEIVES \$2.0 MILLION FEDERAL STIMULUS FOR WWTP EXPANSION

The City of Kerman qualified for \$2.0 million from the American Recovery and Reinvestment Act funds to help offset the cost of the Wastewater Treatment Plan Expansion.

Earlier this year the City received a \$6.7 million loan at 2.5 percent interest from the State Water Resources Control Board to finance the WWTP Expansion project.



The federal stimulus funds will not only reduce the principal on the loan from \$6.7

million to \$4.7 million., but will also lower the interest rate on the loan to 1 percent.

The upgrade is needed to comply with new state discharge requirements. Once completed, the plant will increase treatment capacity from 1.2 million gallons per day (mgd) to 2.0 mgd.

The City awarded the project to Clark Brothers construction. The City expects work to begin this fall and anticipates that the project will be completed in late 2010.

FRESNO COUNTY HOUSING AUTHORITY—AFFORDABLE HOUSING PROJECT

The City of Kerman approved a 16-unit multi-family apartment project to be developed on a 1 acre infill site by the Housing Authorities Serving City and County of Fresno.

The Housing Authority is applying for state tax credits to fund the project. If awarded tax credits, the Authority

expects to begin construction on the project in early 2010.

The complex consists of a mix of 3 and 4 bedroom units and includes a community building and playground on-site.

The project will be developed on an infill lot that has been vacant for some time.



Visit us on the Web at:
www.cityofkerman.org

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Other notable projects:

- **Spencer Enterprises:** A new tenant is expected to occupy a vacant industrial building (formerly Rock Tenn). Spencer Enterprises intends to manufacture scissor man-lifts at the facility. Tenant improvements are in progress.
- **Kearney Palms III:** Willow Partners, LLC is proposing to add an additional 44 independent living seniors apartments. The developer will apply for state tax credits to fund the project. The units will be in addition to the existing 100 units constructed in Kearney Palms Phase I and II projects.

CITY COUNCIL

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Mayor

Richard Stockwell
Mayor Pro Tem

Charlie Jones
Council Member

Kanwaldeep (Raj) Dhaliwal
Council Member

Jack Sidhu
Council Member

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Commissioner

Robert Bandy
Commissioner

WHERE "COMMUNITY COMES FIRST"

CITY PURCHASES PROPERTY FOR COMMUNITY PARKS

The City of Kerman purchased 35 plus acres for a future community park located at the south east corner of California and Siskiyou Avenues.

The City hopes to apply for state grant funds to design

and build the park in phases.

Kerman has been a leader in planning and developing parks and open space. The future community park will be designed to provide a wide array of active and passive recreation activities.



KERMAN RECOGNIZED AS PLAYFUL CITY USA

The City of Kerman was recently distinguished as a "Playful City USA" by KaBoom!, a national non-profit organization committed to providing places to play within walking distance of every child.

Kerman was one of 67 communities recognized nationwide for its innovation and commitment to parks and playgrounds. Through the Parks & Recreation Department.

Playful Cities USA is a national recognition program

honoring cities and towns across the nations committed to taking action for and supporting parks and playgrounds.

Kerman is committed to providing quality park and playground space throughout the community. At present, Kerman has 3 acres of park space for every 1,000 residents.

The City is currently in discussions with the Kerman Unified School District to jointly fund and develop a park at the future elementary school,

to include baseball diamonds, soccer fields, and playground area.

The City is also planning two larger community parks on the east and west side of town. The City purchased 10 acres from a private owner who, in turn, donated 15 acres to the City for a total of 25 acres. The City hopes to acquire an additional 15 to 20 acres for the east side park.

The City also recently acquired 35 acres for the west side park.



www.kaboom.org

About KaBOOM!

KaBOOM! Is a national non-profit organization that envisions a great place to play within walking distance of every child in America.

Since 1995, KaBOOM! and its partners have built nearly 1,500 new playgrounds, skate-parks and sports fields across North America.