

Redwood Business/  
Airport Industrial Park  
Economic Revitalization Project

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Ukiah Redevelopment Agency  
300 Seminary Avenue  
Ukiah, CA 95482

# Background

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- The URA has powers, duties, and obligations to implement a program for redevelopment, rehabilitation, and revitalization.
- Over the past year, the URA has reviewed and considered the Agency's financial information, goals, and objectives.
- As a result of this work, the Agency is well positioned to undertake specific projects.

# Agency Strategy

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- A principle strategy of the Agency is that major redevelopment projects and activities should alleviate blighting conditions by promoting economic revitalization.

# Economic Revitalization

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- Most effective use of staff and financial resources
- Leverages outside funding sources
- Protects and enhances the City's sales and property tax revenues
- Increases the tax increment revenue to the Agency
- Creates jobs

# “Virtuous Cycle”

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- More development and business, more tax revenues, leading to more investment, etc.
- Redevelopment pays for itself by raising property values, and thereby property tax revenues, in the Project Area.
- At this stage in the Agency’s Plan life, successful economic revitalization will increase the availability of future revenue and the potential to fund a greater number of projects and programs.

# Land Assembly

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- Under California Redevelopment Law, acquisition and disposition of property are among the primary activities utilized to facilitate desired development and economic growth.
- Eliminate development barriers including properties of inadequate size for proper usefulness and/or multiple ownership.

# Redevelopment & Implementation Plan Goals related to Property

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- Plan, design, and develop properties which are stagnant or underutilized.
- Promote economic development opportunities and business retention/development.
- Eliminate blighting influences and impediments to land disposition and development in the Project Area, including, among others, small and irregular lots and incompatible and uneconomic land uses.
- Assemble land into parcels suitable for modern, integrated development.

# Redwood Business/Airport Industrial Park Economic Revitalization Project

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Identified as a priority opportunity site for economic revitalization.

- Over 40 acres of undeveloped and underutilized property
- Easily accessible from US-101
- Zoned & Planned for retail/commercial
- Public infrastructure
- Home to a number of major businesses

# Redwood Business/Airport Industrial Park Economic Revitalization Project

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- Purchase 18 acres of vacant land divided into 7 lots (12 APNs) currently owned by 5 legal entities.
- Purchase an option of an additional 14.75 acres of vacant property.



BOUNDARY - AIRPORT INDUSTRIAL PARK

UKIAH MUNICIPAL AIRPORT

REDWOOD BUSINESS PARK

AIRPORT BUSINESS PARK

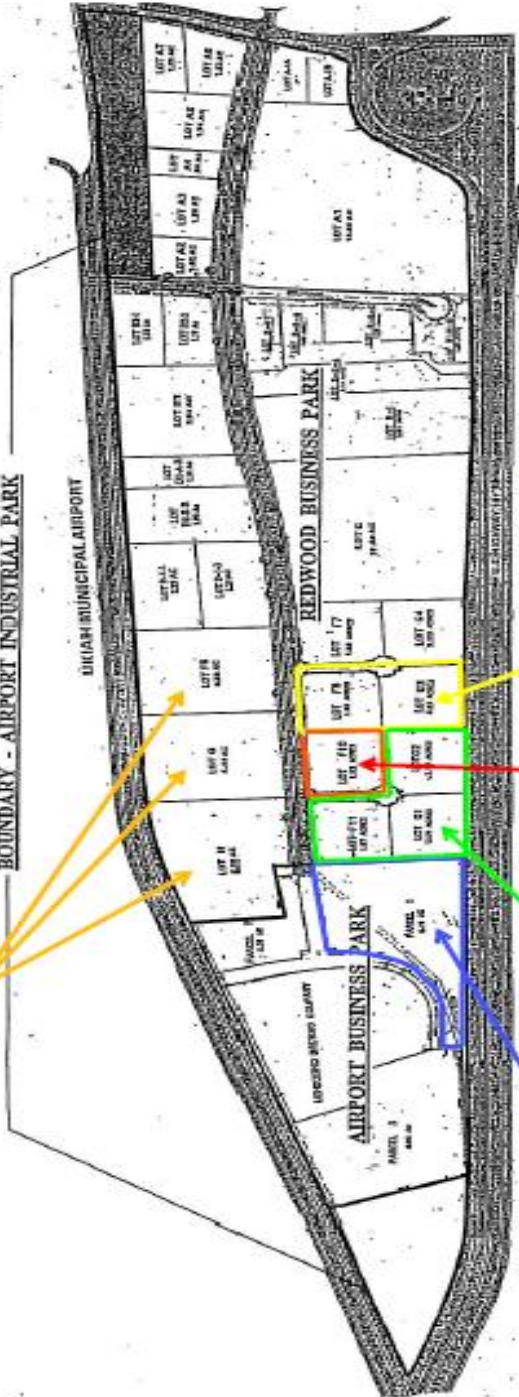
Proposed Option Property  
Lot F6 (APN 180-080-28);  
Lot G (APN 180-080-29);  
Lot H (APN 180-80-30)  
Redwood Business Park of Ukiah

Proposed Purchase  
Lot F-8 (APN 180-080-62 & 63);  
Lot G3 (APN 180-080-57)  
Legacy Four-Ukiah

Proposed Purchase  
Lot F10 (APN 180-080-64 & 65)  
TKH

Proposed Purchase  
Lot F11 (APN 180-080-66 & 67);  
Lot G1 (APN 180-080-59);  
Lot G2 (APN 180-80-58)  
TKH with RBP Notes

Proposed Purchase  
Parcel 1 (APN 180-110-8, 9, 10)  
TKH with FYHRCO Notes



# Redwood Business/Airport Industrial Park Economic Revitalization Project

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The Agency desires to acquire the property for reasons including, but not limited to, the following:

- Potential expansion of retail offerings by the addition of a major anchor retail tenant
- Utilization of land at prime retail location within the redevelopment project area
- Catalyze surrounding development
- Increase employment and business opportunities
- Increase revenues to City and Agency
- Promote infill development
- Help facilitate a more integrated development of the property

# Redwood Business/Airport Industrial Park Economic Revitalization Project

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- Under the direction of the Ukiah City Council/URA Board, the Agency has proactively pursued facilitating development in the Park since at least 2004.
- This ongoing effort has now culminated in the current proposal, negotiated at length with developers and landowners.
- Throughout the Agency's ongoing efforts over the past years, it became apparent that the assembly of the property would not be possible without the Agency's involvement due to complex market factors affecting private landowners and the economy at-large.
- As the result of this proposal, the Agency will be in the position to facilitate future build-out.

# Redwood Business/Airport Industrial Park Economic Revitalization Project

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- Build-out of the underutilized property represents an opportunity for economic growth and will secure the economic vitality of the entire development.
- Continued success and growth is critical to the City's/Agency's ability to fund services including police, fire, streets, planning and parks.

# Redwood Business/Airport Industrial Park Economic Revitalization Project

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- As part of the Agency's project evaluation process, the land assembly project was applied to the evaluation matrix developed by our RDA fiscal and project consultants.
- Based on the identified criteria, the Redwood Business/Airport Industrial Park Economic Revitalization Project, if developed, could to a great degree fulfill the identified goals and promote economic revitalization with increased jobs, private investment and tax generation.
- As demonstrated in the evaluation matrix, this investment could more than pay for itself in property taxes, as well as potentially generating significant sales tax revenues.

# Evaluation Matrix Summary

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- The project has the potential to generate an estimated 240,000 square feet of retail/commercial space, equivalent to roughly \$33.8 million of incremental assessed value.
- Potential to generate \$7.2 million to \$11.7 million of incremental property tax revenue over the life of the Agency
- \$1.7 million of new sales tax revenue for the City annually.
- In addition, the Agency could expect to recover at least \$2.8 million of the initial investment from the resale of the property.