

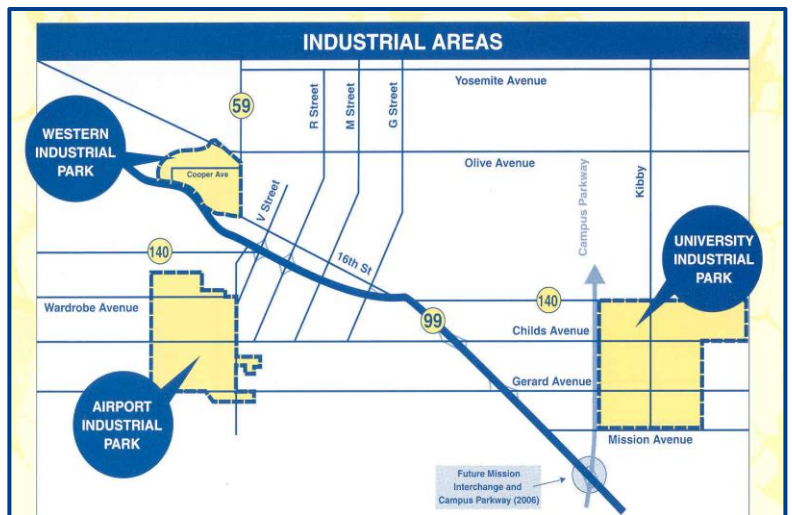
**Request:** \$300,000 to conduct an Industrial Park Feasibility Study for a state of the art 1,800-acre industrial park in Merced, California to serve the Greater Merced Region.

**Description:** Engage an economic development consulting firm and industrial site consultant to provide a feasibility and preliminary planning study to analyze the physical and financial viability of developing a new state of the art regional industrial park the Greater Merced Region.

Scope of Services would include the following (not all inclusive):

1. Location, Site Analysis and Development Feasibility including proposed Return on Investment (ROI)
2. Land use and entitlement Assessment
3. Utility and Infrastructure Availability
4. Identification and remedies to constraints that limit the industrial use of the identified site
5. Connection to rail lines and State Highway, and intermodal feasibility
6. Digital connectivity
7. Buildable Area Analysis Map
8. Conceptual Master Plan
9. Estimated site development cost total and itemized costs based on Conceptual Master Plan and/or alternative plans.

**Necessity:** The City of Merced, California is home to three industrial parks, Airport Industrial Park, Western Industrial Park, and University Industrial Park. Two of the parks are over 75% developed (Airport Industrial Park and Western Industrial Park.) The remaining park has large tracks of land, but development impediments, major power distribution towers for example, have cause potential industrial users to bypass the University Industrial Park. The lack of rail-served properties, and shovel ready tracts of land put Merced at a competitive disadvantage. The City has chronic double digit unemployment of 12% to 15%, and needs to attract industrial jobs to prosper the community and its residents.



**Beneficiaries:**

- Merced County residents and businesses
- Unemployed persons and families
- Educational and job training agencies
- State of California

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