



October 16, 2014

TO: Honorable Mayor and City Council

FROM: Edward C. Starr, City Manager 

SUBJECT: WEEKLY REPORT: October 10-16, 2014

➤ ***CITY MANAGER/ADMINISTRATIVE SERVICES DEPARTMENTS***

- Earlier this week, I met with State Senator Norma Torres to discuss the current funding process for construction of Gold Line light-rail service from the Los Angeles-San Bernardino County line to the Montclair Transcenter (the Montclair Segment). In previous meetings, requests were submitted to Senator Torres and Assembly Member Freddie Rodriguez asking that both state legislative members consider incorporating Gold Line construction funding for the Montclair Segment in the state's Cap and Trade expenditure budget for future years. Both legislators are in support of the City's position and are willing to consider introducing Cap and Trade funding in budget bills.

The current estimated cost to construct the Montclair Segment ranges from \$50 million to \$70 million. Based on the City's request and her own commitment to bringing the Gold Line to San Bernardino County, Senator Torres met with members of Governor Brown's staff including Brian P. Kelly, Secretary, California State Transportation Agency, to discuss the use of Cap and Trade dollars for construction of the Montclair Segment. Secretary Kelly agreed with Senator Torres' perspective, indicating the Montclair Segment is an eligible Cap and Trade project. In the state's 2014-15 Budget, Governor Brown agreed to the use of Cap and Trade revenue for statewide transit projects.

What is Cap and Trade? The "cap" is a legal limit on the quantity of greenhouse gases that a region can emit each year, and "trade" means that companies may swap among themselves, at government-sponsored fee-based auctions, the permission (or permits) to emit greenhouse gases. Theoretically, Cap and Trade is a commitment to responsible limits on global warming emissions and gradually steps down those limits over time. In effect, Cap and Trade sparks the competitiveness and ingenuity of the marketplace to reduce emissions as smoothly, efficiently, and cost-effectively as possible. Availability of future Cap and Trade dollars for transit projects, including the Montclair Segment, will be based on revenue generated from future Cap and Trade auctions.

Concurrent with the request for Cap and Trade funding of the Montclair Segment, the City is seeking federal transit grant support as an alternative funding plan. David Turch & Associates, the City's federal legislative advocate, has been working with representatives from the Federal Transit Agency (FTA) to secure a meeting between the City and FTA to develop grant funding. The City has also elicited the support of Congress Member Gloria Negrete McLeod's office in securing federal grant dollars and will work with the successor to Congress Member McLeod's seat for the same purpose. Congresswoman McLeod is leaving her current office and is running for San Bernardino County Fourth District Supervisor, a position being vacated by current and retiring Fourth District Supervisor Gary Ovitt.

The use of federal grants would federalize construction of the Montclair Segment and impose additional engineering and environmental clearance requirements, causing potential delay to the completion and arrival date of the Gold Line at the Montclair Transcenter. Under current Gold Line Construction Authority construction projections, light-rail to the Montclair Transcenter would be completed in 2021-22. Federalizing the project could potentially delay completion of the Montclair Segment by several years. Use of Cap and Trade dollars to construct the Montclair Segment would eliminate the need to federalize construction of the Montclair segment and would ensure the project remains an integral planning and construction component of Phase 2B—the Gold Line Construction Authority's plan to extend Gold Line light-rail service from Azusa to Montclair.

- With more nations around the world moving toward car-cultures, transportation has become the fastest-growing source of carbon pollution in the world and the primary contributor to the Greenhouse Gas Effect; but a new study from the Institute for Transportation and Development Policy (ITDP) and the University of California, Davis, explains how shifting investments away from cars and towards public transit can save trillions of dollars and drastically cut carbon dioxide pollution: If the world's populated regions make a serious effort to improve land-use decisions and access to public transportation, nations could collectively save an estimated \$100 trillion and cut emissions from urban transit by 40 percent by 2050.

It seems intuitive that better public transportation, coupled with smarter land-use decisions, would reduce pollution; however, this is the first study to look at exactly how much it could help. In the past, carbon policy has often looked at another part of the problem—how we can shift to renewable energy. The ITDP study seeks to change that emphasis.

The study looked at two possibilities for the year 2050: (1) what would happen if cities continue with business as usual; and (2) what would happen if they start to follow some of the most transit-friendly cities today, like Copenhagen or Tokyo? The researchers were especially interested in developing countries like China, where carbon pollution from transportation is expected to balloon by about 600 percent if nothing changes.

The biggest growth that's going to occur in urban populations over the next several decades is in the developing economies of the world. According to the study, if these nations develop their public transit closer to what we see in countries with good systems, it makes a vast difference in the demand for energy.

It makes an equally important difference in more developed countries. In the U.S., for example, an estimated two-thirds of the buildings that will be in place in 2030 haven't been built yet—America tends to renew its building stock over time. By investing more in public transportation and making it easy to walk and bike to transit stops by building around that system, the nation can drastically cut the number of miles driven every year.

Beyond helping the climate, total global savings related to transit-centered land-use decisions could save trillions of dollars and help reduce inequality. For the poorest city residents, better public transportation could increase travel by an estimated 300 percent, making it easier to get to work and school, and improve access to health care, jobs, and entertainment options.

The study emphasizes that needed changes are far-reaching: improved access to public transit, installation of bike lanes and pedestrian networks, and high-density housing projects clustered around complete villages that offer jobs, public transit and shopping, education, and entertainment venues—land-use decisions that are prominent to Montclair's North Downtown Specific Plan.

The study concludes that if nations don't take action, greenhouse gas emissions from transportation are forecast to increase by at least 70 percent. However, if the kinds of actions described in the study are followed, worldwide carbon emissions could be reduced by up to 13 gigatons by 2050, making a huge difference for the environment and quality of life.

- California's political watchdog agency will consider quadrupling a fine against newly reelected CalPERS board vice president Priya Mathur for failing to file timely campaign finance reports for 2012 and 2013.

The proposed penalty follows a decision by the Fair Political Practices Commission in August to reject a \$1,000 fine agreed upon by the agency's enforcement staff and Mathur.

Commissioners complained that Mathur should have been punished more severely because of earlier reporting violations in 2002, 2007, and 2008. Mathur, the principal financial consultant at the Bay Area Rapid Transit District, has agreed to pay the new, higher \$4,000 fine if the commission approves it during a meeting scheduled later this month.

CalPERS announced that Mathur was reelected to a fourth 4-year term on the board of the California Public Employees' Retirement System, the nation's biggest retirement system with about \$300 billion in assets.

Mathur represents public agency members on the 13-person CalPERS Board of Administration and received 56 percent of about 16,600 votes cast in a mail-in election. As a board member, Mathur oversees a market-moving investment portfolio that provides retirement and health benefits for 1.6 million state and local government workers, retirees, and their families.

Mathur has signed a proposed legal stipulation with Fair Political Practices Commission enforcement staff and waived an administrative hearing and other procedural rights. Mathur and her campaign committee conceded they violated the law by not filing four semi-annual finance statements with the Secretary of State's office in 2012 and 2013, despite numerous requests from the enforcement division.

Failing to file a campaign statement is a serious violation of the Political Reform Act because it deprives the public of important information about a candidate's financial activities.

According to the Fair Political Practices Commission, Mathur's 2012 and 2013 statements, when eventually submitted, showed that she and her campaign committee did not have any reportable financial activity during those four reporting periods.

Mathur's proposed fine is just the latest penalty levied against her by the Fair Political Practices Commission. She paid \$6,000 in April 2006 for campaign finance violations and a combined \$7,000 in April and May 2010 for not filing statements of economic interest.

- Governor Brown late last month signed the nation's first statewide ban on single-use plastic bags at grocery and convenience stores, driven to action by pollution in streets and waterways.

A national coalition of plastic bag manufacturers immediately said it would seek a voter referendum to repeal the law, which is scheduled to take effect in July 2015.

Under SB 270, plastic bags will be phased out of checkout counters at large grocery stores and supermarkets such as Walmart and Target, starting next summer, and convenience stores and pharmacies in 2016. The law does not apply to bags used for fruits, vegetables, or meats; or to shopping bags used at other retailers. It allows grocers to charge a fee of at least 10 cents for using paper bags.

State Senator Alex Padilla (D–Los Angeles), credits the momentum for statewide legislation to the more than 100 cities and counties, including Los Angeles and San Francisco, that already have such bans.

The law marks a major milestone for environmental activists who have successfully pushed plastic bag bans in cities across the U.S., including Chicago, Austin, and Seattle.

Plastic bag manufacturers have aggressively pushed back through their trade group, the American Progressive Bag Alliance, which aired commercials in California blasting the ban as a cash giveaway to grocers that would lead to a loss of thousands of manufacturing jobs.

The American Forest and Paper Association, a trade group representing paper bag makers, says the bill unfairly treats their commonly recycled products like plastic, while holding reusable plastic bags to a lower standard for recyclable content.

Responding to the concerns about job losses, the bill includes \$2 million in loans for plastic bag manufacturers to shift their operations to make reusable bags. That provision won the support of Los Angeles Democratic Senators Kevin De Leon and Ricardo Lara, who had blocked earlier versions of the legislation.

Lawmakers of both parties who opposed SB 270 said it would penalize lower-income residents by charging them for bags they once received for free. The bill was amended to waive fees for customers who are on public assistance and limit how grocers can spend the proceeds from the fees.

Massachusetts, New Jersey, Rhode Island and Puerto Rico also have pending legislation that would ban single-use bags, according to the National Conference of State Legislatures.

➤ **COMMUNITY DEVELOPMENT DEPARTMENT**

- Macy's at Montclair Plaza will soon be taking advantage of solar power to offset a portion of its electricity demand. Installation of a photovoltaic system consisting of 700 solar panels on the westernmost quarter of the store's roof is nearly complete. The system, which is being installed by Sun Power, was designed to withstand wind and seismic events that may occasionally occur. Seven inverters will convert the direct current (DC) power into usable alternating current (AC) power that will be conveyed back into the Southern California Edison (SCE) power grid to offset Macy's power usage and energy bills. At its peak exposure to the sun, it is estimated the system can produce 228.9 kilowatts of power per hour (kWh). The project is anticipated to be completed in November and would become operational shortly thereafter once it receives final approval by SCE.



- The next several months promise to be busy for the Planning and Building Divisions, as many projects that have been in the informal review and discussion stage will likely be moving forward toward formal entitlement and construction. Projects anticipated to commence in 2015 include:
 - ✓ the addition of new retail tenants in the John's Incredible Pizza building and the Light Bulbs Etc. building on Central Avenue

- ✓ arrival of a new sub-anchor tenant in the Montclair East shopping center and possible updating of the center's signage along Interstate 10
- ✓ construction of a 17,000 square-foot multi-tenant commercial center on the east side of Central Avenue across from Costco, and construction of the 40,000 square-foot Orchard Plaza at Holt Boulevard and Ramona Avenue
- ✓ development of three warehouse/industrial buildings, two at the intersection of Mission Boulevard and Monte Vista Avenue, and a third on Oak Glen Avenue south of Holt Boulevard
- ✓ development of up to 60 detached, single-family homes on various infill lots south of Mission Boulevard between Monte Vista and Central Avenues
- ✓ and the long-awaited expansion of Montclair Plaza.

In addition, projects currently under construction include the 129-unit Arrow Station residential project on Arrow Highway; 23,000 square-foot expansion of Metro Honda; 130,000 square-foot warehouse/industrial building at Ramona Avenue and Brooks Street; construction of a 5-unit condominium project on Bandera Street; and transformation of a former adult bookstore into a church on Mills Avenue south of Holt Boulevard.

➤ **FIRE DEPARTMENT**

- Over 800 people attended the Fire Department's Annual Open House and Pancake Breakfast on Saturday, October 11. It was an enjoyable morning with entertainment for all age groups. Children's activities included putting out the fire on the "burning" house by throwing water (bean bags) at the windows; having balloon shapes created for them; and having their pictures taken with Sparky the Fire Dog. The children also enjoyed exploring and sitting in the Fire and Police vehicles and attending education presentations on fire safety.

The Fire Department provided the public with information regarding emergency medical services, disaster preparedness, and fire prevention; and tours of the Fire Station were available. As an extra bonus, the Upland Fire Department had its ladder truck on display.

Pink balloons were part of the Open House décor, and Firefighters and volunteers wore pink T-shirts in support of National Breast Cancer Awareness Month. The Montclair Fire Fighters Association sold the pink T-shirts to raise funds for the Susan G. Koman Foundation.

A big "thank you" and group hug goes out to the many volunteers who assisted throughout the event, and to the following agencies that participated and/or sponsored this event:

Auxiliary Communication Services (A.C.S.)
American Red Cross
Balloon Distractions
Chino Basin Water Conservation District
Community Action Committee
Department of Family Services
Fire and Burn Foundation
Fire Memories Museum
Montclair Community Collaborative
Montclair Hospital Medical Center
Montclair Police Department
Mt. SAC Fire Tech Students
Senator Norma Torres
Southern California Edison
Southern California Gas Company
Starbucks
Upland Fire Department
West Valley Vector Control

Pictures from the day's activities are featured on Page 19.

- Each October, the National Fire Protection Agency (NFPA) sponsors a fire prevention campaign. The theme this year is "*Working Smoke Alarms Save Lives*". With that in mind, checking and/or installing smoke alarms in the house is just one vital step in protecting yourself and loved ones. This is also a good time to review emergency evacuation plans to ensure employees and/or family members know what to do in the event of a fire.

Throughout the year, the Fire Department conducts fire safety demonstrations to classes at the public elementary schools in the City. The demonstrations teach the children match safety, the difference between good fire versus bad fire, tools versus toys, how to stop-drop-and-roll, and how smoke detectors save lives.

Fire safety, however, is not something that only school-aged children should be made aware of. Everyone should educate themselves on the proper precautions that should be taken to prevent or reduce the likelihood of a fire, and what to do in the event of a fire.

Additional fire safety information can be obtained at www.nfpa.org.

➤ **HUMAN SERVICES DEPARTMENT**

- The 2014 Candidates' Forum was held last night at the Senior Center. The event was sponsored by the Montclair Chamber of Commerce and the Community Action Committee.

Five of the six candidates running for Montclair City Council, including incumbent Bill Ruh, and challengers Sean Brunske, Josie Garcia, Benjamin Lopez and Trisha Martinez participated in the Forum, which was attended by 75 community members and City employees. Candidate Richard Beltran was unable to attend due to the existence of a restraining order that prevents his access to City Hall facilities.

If you missed the Forum, it will air on Government Access Channel (Channel 3) starting October 22 from 9 a.m. to 11 a.m., 3 p.m. to 5 p.m., and 7 p.m. to 9 p.m., and also from 6 a.m. to 8 p.m. on November 4, 2014. If you have Time Warner Cable Television in Montclair and do not get the Montclair Government Access Channel, please contact Time Warner Cable at the phone number listed on your cable bill. Their general office number is 1-800-892-4357. In addition, the Forum will be posted on the City's web site, www.cityofmontclair.org, and on the City's Facebook page, www.facebook.com/cityofmontclair.

- Don't miss the Annual Montclair Lights on After-School event tonight in the Community Center from 6:30 p.m. to 8:30 p.m. Projects will be on display from over 1,000 children enrolled in the program. There will also be special performances!
- The 2014 Community Health Fair is scheduled for Tuesday, October 21 from 9 a.m. to noon in the Montclair Community Center. Local sponsors include Chino Valley Medical Center, City of Montclair, Montclair Hospital Medical Center, and the Montclair-Ontario Junior Women's Club.

The Fair will offer free health screenings, including blood pressure, glucose, hearing, structural and dental; and complimentary seasonal flu shots for those 18 years and older. Health-related agencies will be present with a variety of educational material for attendees. There will also be door prizes throughout the event and refreshments.

Complimentary flu shots will be offered to all City employees from 11:30 a.m. to noon at the Fair, and on Monday, October 27; Wednesday, October 29; and Thursday, October 30 from 4 p.m. to 5 p.m. at the Montclair Medical Clinic. Appointments are not required and vaccines will be given on a first-come, first-served basis.

For additional information, please call Senior Human Services Supervisor Michelle Castillo at Ext. 451.

POLICE DEPARTMENT

- Last week, Julio Vargas joined the Montclair Police Department as its newest Police Officer. Julio was sworn in to duty on Tuesday, October 7 by Chief Mike deMoet. Julio's parents, Julio Sr. and Gloria, had the honor of pinning his badge.

Officer Vargas hails from Pomona. He graduated from San Bernardino Valley College Extended Basic Police Academy last month.

Welcome to the City of Montclair, Officer Vargas!



Pictured, from left: Lieutenant Jason Reed, Captain Robert Avels, Officer Julio Vargas, Chief Mike deMoet, Lieutenant Brian Ventura, and Lieutenant Brandon Kumanski

➤ **SUCCESSOR REDEVELOPMENT AGENCY/MONTCLAIR HOUSING CORPORATION**

- With a sold-out audience of 280, the 2014 State of the City and *Taste of Montclair* was held on October 8 at the Community Center, culminating in another successful event. This year's theme, *Building Bridges to a Montclair Future*, was the topic of a video presentation that highlighted the City's accomplishments of projects and programs that are fundamental to the stability and health of the City, its businesses, and the quality of life for residents.

Mayor Paul Eaton introduced the 17-minute video that included new programs, services, and special projects accomplished during the last year

that highlighted Fire and Police, Public Works, Human Services, Economic Development, and Community Development.

Mayor Paul Eaton and the Montclair City Council are taking the following proactive steps necessary for Montclair's future:

- ✓ Continue to move North Montclair forward to meet the goals and objectives of the Downtown Specific Plan, including redevelopment of North Montclair.
- ✓ Continue to focus on the importance of light-rail service by making the Montclair Transcenter the Gold Line terminus
- ✓ Stay focused on important traffic circulation improvements that literally build new bridges at key street junctures
- ✓ Advance on healthy Montclair initiatives
- ✓ Continue with sound and responsible budgetary practices
- ✓ Promote quality and affordable public safety services
- ✓ Continue our vital partnership with our business community friends.

Each member of the City Council addressed accomplishments, as follows:

Mayor Paul Eaton

- ✓ Montclair remains a sound public agency committed to maintaining and improving our community-based public services. The City Council has adopted a string of balanced budgets, and we are building our reserve capacity to face any future emergencies. Through this foundation of fiscal responsibility, we are building bridges to a Montclair future supported by a bedrock of economic development and superior community service.

Mayor Pro Tem Bill Ruh

- ✓ The City is committed to funding the engineering plans for the construction of the Gold Line from the western San Bernardino County line to the Montclair Transcenter. The plans and oversight fees will cost approximately \$2.8 million dollars.
- ✓ The City's forward-thinking approach in adopting the North Montclair Downtown Specific Plan was fundamental to the CIM

Group's decision to acquire Montclair Plaza in February 2014. The CIM Group was attracted to the City by the variety of urban land uses and the proposed pedestrian corridor to the Montclair Transcenter. The City is diligently working with CIM Group on a renovation concept for Montclair Plaza.

Council Member Leonard Paulitz

- ✓ Over the past 14 years, the City has been successful in obtaining additional federal funds for the Monte Vista Avenue Grade Separation Project and acquiring the necessary right-of-way. A consultant has been selected for the bridge design, and construction is anticipated to start by early 2016 and should take approximately two years and \$16 million dollars to complete.
- ✓ The City has also received funding for the reconstruction of the Central Avenue Grade Separation Bridge between Holt Boulevard and Mission Boulevard. Montclair continues in *Building Bridges to a Montclair Future* with newly paved roads and bridge construction to significantly improve road safety and reduce traffic congestion.

Council Member Carolyn Raft

- ✓ The City's effort to promote a healthy lifestyle is *Building a Bridge to a Montclair Future* that supports active living and locally grown food to benefit the community. The *Healthy Montclair Initiative* is a City project working to improve access to physical activity, locally grown food, and health care by offering healthy resources for the community.
- ✓ In promoting healthy food options, the City opened the Montclair Community Fruit Park at Sunset Park, and with the assistance of the nonprofit organization, Incredible Edibles, over 30 different fruit trees were planted in late 2013. The Community Fruit Park is maintained by local resident-volunteers who also distribute fruit in an area of the City where some residents have limited access to healthy food. Additionally, to support healthy eating, the City established the Montclair Community Certified Farmers Market on May 7, 2014, to supply the community with locally grown fruits, vegetables, and other goods for purchase every Wednesday afternoon.
- ✓ This year, the City of Montclair held its first "Camp Mini-School" summer program at the Kids Station, located at the Montclair Transcenter. The six-week session began in May and featured learning and outdoor activities. Approximately 30 students attended each session.

- ✓ The City is developing its plans to construct the infrastructure for a community garden by June 2015 on Palo Verde Street and Ramona Avenue, with assistance from Monte Vista Water District.

Council Member John Dutrey

- ✓ In December 2013, the City Council approved an agreement for the joint sharing of Fire Department command staff and the expansion of mutual aid by opening service boundaries between Montclair and Upland Fire Departments. The joint sharing of command staff creates an economy of scale that is anticipated to save the City approximately \$450,000 annually in personnel and overtime costs.
- ✓ This July, the City Council reauthorized the Montclair Police Department Traffic Safety Division, which was adopted to improve the safety of pedestrians and reduce traffic-related injuries and deaths. Funded by a grant from the State Selective Traffic Enforcement Program and asset forfeiture funds, up to \$145,000 will be used to staff a Motor Officer position and necessary equipment.

Other guest speakers included:

- ✓ Tracy Rivera, Business Manager of The Paseos of Montclair North, highlighted that the upscale apartments have attracted professionals from the region, including Los Angeles, Orange County, and San Gabriel Valley due to its central location, proximity to transit, and the desirable amenities offered. Ms. Rivera also stated they have surpassed the leasing goals for The Paseos.
- ✓ Terrick Guindy, General Manager of Gold's Gym, highlighted that Gold's Gym was selected because of Montclair's centralized location of residential and commercial establishments and the City was very good to conduct business with.
- ✓ Sam Ip, President and CEO, Global Link Distribution, stated he started operations in July of this year, plans to remain in Montclair with his family for the long-term, and expressed his strong support for Montclair.

Event dignitaries included Mayor Paul and Ginger Eaton; Mayor Pro Tem Bill Ruh, Council Members Leonard Paulitz, Carolyn Raft, and J. John Dutrey; Fourth District County Supervisor Gary Ovitt; Chaffey Joint Union High School District Board President Sue Ovitt; Assembly Member Curt Hagman; and various legislative representatives.

As Master of Ceremonies, David Fakhoury welcomed attendees and introduced the dignitaries and sponsors. Rosa Rangel, owner of Montclair Florist and Montclair Chamber of Commerce Board Chair, presented the live Chamber's Address and was featured in the video. Police Chaplain Vicki Brobeck gave the invocation and Fire Fighter Brian Ciszek led the flag salute.

Attendees dined on a wide assortment of food and desserts from 13 participating food vendors: Applebee's, Aryma/Rolls N Wraps, Black Angus Steakhouse, Chili's Bar and Grill, Costco, Dolce Bistro & Bakery, Elephant Bar, El Torito, Habaneros, John's Incredible Pizza, Red Lobster, Starbucks Coffee, and The Taco Man.

The State of the City was sponsored and produced by the City of Montclair. Other event sponsors were Montclair Chamber of Commerce; Montclair Hospital & Medical Center (Title Sponsor); Wells Fargo Bank (Presenting Sponsor); National Community Renaissance and The Gas Company (Major Sponsors); and the Headline Table Sponsors were Ashley Furniture and Home Store, Ben Bridge, Burrtec Waste Industries, Chaffey College, City of Montclair, Cuning Dental Group, Fourth District County Supervisor Gary Ovitt, Global Link Distribution Inc., Metro Auto Group, Honda-Acura, Metro Nissan Infiniti of Montclair, Montclair Hospital Medical Center, Montclair Plaza, Monte Vista Water District, Our Lady of Lourdes School, Soroptimist of Montclair/Inland Valley, Southern California Edison, and The Gas Company.

Event planners were Deputy City Manager Marilyn Staats, Director of Human Services Marcia Richter, Assistant Director of Redevelopment Christine Caldwell, Economic Development Coordinator Melinda Flores, Facilities and Grounds Superintendent Mike McGehee, Chamber of Commerce President/CEO Darleen Curley, Public Works Superintendent Xavier Mendez, and Information Technology Supervisor John Nguyen.

Audio and video services and programming were provided by Senior Information Technology Specialist Ricky Tankersley, GIS Specialist Steve Dague, Information Technology Technician Robert Castillo, and Systems Specialist Travis Agajanian.

Public Works crews refurbished the Civic Center grounds and provided logistical support and traffic control.

Personnel Services Coordinator Lisa Shannon and Public Works Leadworker Chad Quidor provided excellent voice-over video narratives.

Enjoy the collage of photos starting on Page 20.

Additional photos are available on the City's "Z" Drive: Department Shares: Redevelopment: SOC 2014 Photos.

- The City participated as a conference exhibitor at The International Council of Shopping Center's (ICSC) two-day Western Division Conference, held October 1-2 in San Diego.

Staff displayed the latest demographic reports and providing updated information about retail, office, and industrial opportunities available in the City to assist with the site selection needs of potential business and real estate professionals.

Unlike last year's conference, where most attendees seemed to express cautious optimism about the return of the retail market, the Western Division Round Table Conference discussion showcased a steadily improving economy for retail expansion and commercial upgrades. Economic improvement is apparently more evident in Southern California's Inland Empire. The Inland Empire region of 4.2 million people was heralded as a symbol of economic health back when 30,000 homes annually were being built there at the peak of the last real estate cycle. Then, it suffered a major economic downturn during the Great Recession. Now, the Inland Empire is again attracting retail and housing investment.

Many projects are in the works in the Inland Empire, including development in nearby cities where multi-million dollar commercial and retail projects equating to roughly 2 million square feet of projects, according to a Voit Real Estate Services report.

Research indicated the most active retail chains seeking sites in the Inland Empire are Dick's Sporting Goods, Forever 21, Nordstrom Rack, Whole Foods, Sprouts Farmers Market, and Smart & Final. Other national retailers pushing into the region's retail outlets include Planet Fitness and discounters T. J. Maxx and Home Goods, plus many independent and national restaurant chains.

This uptick in the economy is evident in Montclair where the following projects are proposed:

- ✓ The development team that acquired the vacant, two-acre commercial site located on Central Avenue across from Costco attended the conference and informed staff that all but two suites have been leased. The development team named the shopping center *Montclair Shoppes* and will be submitting a new conceptual site plan based on the potential tenant mix.

- ✓ Staff met with the development team that is proposing a shopping center entitled Orchard Plaza on Holt Boulevard, east of Ramona Avenue. The developer's site plans are still in the conceptual stage and will be submitting formal plans once tenant leases are finalized. A number of units have been leased and the team was seeking other potential tenants at ICSC.
- ✓ Staff met with a representative from Northgate Markets to discuss the Orchard Plaza assets and convey the City's support in anchoring a store at that location or at other viable commercial centers in the City. Although the owners of Northgate have a "handshake agreement" with Cardenas Markets agreeing not to open stores in the Inland Empire, the Northgate representative informed staff that the two markets are now working together on partnerships for future markets.
- ✓ In meeting with potential developers, much interest was expressed at the news that the CIM Group is the new owner of the Montclair Plaza and that the City is working with them on a major renovation concept for the mall.

Photos of the Montclair team (Deputy City Manager Marilyn Staats, Community Development Director Steve Lustro, City Planner Mike Diaz, Economic Development Coordinator Melinda Flores, and myself), are featured below:



From left: Economic Development Coordinator Melinda Flores, Community Development Director Steve Lustro, Deputy City Manager Marilyn Staats, City Planner Mike Diaz, City Manager Ed Starr

OCTOBER 2014



16	Public Works Committee Meeting City Hall Conference Room	4:00 p.m.
16	Lights On After-School Community Center	6:30 p.m. - 8 p.m.
17	Youth Talent Showcase Community Center	6 p.m.
20	Code Enforcement Committee Meeting - Canceled	
20	City Council Workshop – Auditor’s Report	5:45 p.m.
20	City Council Meeting Council Chambers	7:00 p.m.
21	Montclair Community Health Fair Community Center	9 a.m. - Noon
25	Montclair Fruit Park’s First Anniversary Sunset Park	10 a.m.
27	Planning Commission Meeting - Canceled	
28	City Manager’s Staff Meeting City Hall Conference Room	9:00 a.m.
31	Children’s Halloween Party Community Center	5:30 p.m. - 8:00 p.m.



MONTCLAIR FIRE DEPARTMENT OPEN HOUSE OCTOBER 11, 2014



City of Montclair
2014 STATE OF THE CITY
Featuring
*A TASTE OF
MONTCLAIR*



A TASTE OF MONTCLAIR





