THE BOARD OF SUPERVISORS OF THE COUNTY OF STANISLAUS
BOARD ACTION SUMMARY

DEPT: Public Works

BOARD AGENDA: 7.1
AGENDA DATE: November 3, 2026

SUBJECT:
Approval of Funding Exchange Between American Rescue Plan Act (ARPA) County Island Communities Projects and the Crows Landing Industrial Business Park Project and Approval to Accept an Update on Stanislaus County's Investment of ARPA Funding to County Island Communities and to Economic Development in the Crows Landing Industrial Business Park

BOARD ACTION AS FOLLOWS: **RESOLUTION NO. 2026-0592**

On motion of Supervisor Grewal **Seconded by Supervisor** B. Condit
and approved by the following vote,
Ayes: Supervisors: B. Condit, Withrow, Grewal, C. Condit, and Chairman Chiesa
Noes: Supervisors: None
Excused or Absent: Supervisors: None
Abstaining: Supervisor: None

1) X **Approved as recommended**
2) _____ **Denied**
3) _____ **Approved as amended**
4) _____ **Other:**

MOTION:

ATTEST: **MARY E. HARTSFIELD, Clerk of the Board of Supervisors**

File No. CSA-31-9

THE BOARD OF SUPERVISORS OF THE COUNTY OF STANISLAUS
AGENDA ITEM

DEPT: Public Works

BOARD AGENDA:7.1
AGENDA DATE: November 3, 2026

CONSENT ☐

CEO CONCURRENCE: YES

4/5 Vote Required: NO

SUBJECT:

Approval of Funding Exchange Between American Rescue Plan Act (ARPA) County Island Communities Projects and the Crows Landing Industrial Business Park Project and Approval to Accept an Update on Stanislaus County's Investment of ARPA Funding to County Island Communities and to Economic Development in the Crows Landing Industrial Business Park

STAFF RECOMMENDATION:

1. Approve the exchange of funding between ARPA County Island Communities Projects and the Crows Landing Industrial Business Park Project, as described in the staff report.
2. Accept an update on Stanislaus County's $55.8 million investment of ARPA funding to County Island Communities Projects.
3. Accept an update on Stanislaus County's $12 million investment of ARPA funding to Economic Development in the Crows Landing Industrial Business Park.
4. Authorize the Director of Public Works to reallocate funds between the various ARPA County Island Communities Projects and the Crows Landing Industrial Business Park Project.
5. Authorize the Director of Public Works to take any appropriate action necessary to carry out the purpose and intent of these recommendations.

DISCUSSION:

Background: American Rescue Plan Act Funds

On May 18, 2021, the Stanislaus County Board of Supervisors (Board) approved various strategic priorities for the use of $90 million of the $107 million in American Rescue Plan Act (ARPA) funds allocated to Stanislaus County. Of this amount, $50 million was assigned to Community Infrastructure – Urban Pockets/County Communities to address infrastructure needs within unincorporated developed neighborhoods of the County and $30 million toward supporting future investments in economic development activities focused on creating quality job opportunities within the County. At that time, the remaining $17 million was reserved for additional consideration after the initial development of funding priorities. The ARPA funds have tight

expenditure deadlines; all funds for ARPA projects had to be obligated by December 31, 2024, and must be expended by December 31, 2026.

On March 28, 2023, the Board approved updated strategies for the use of ARPA funds for strategic priorities. The updated strategies increased the funding for Community Infrastructure from $50 million to $55.8 million and assigned $12 million of the $30 million in economic development and job creation funding toward the Crows Landing Industrial Business Park (CLIBP) to fund infrastructure support.

On November 12, 2024, the Board approved two Memorandums of Understanding (MOUs) between the Stanislaus County Chief Executive Office and Stanislaus County Public Works; one for the execution of Community Infrastructure projects in County Islands and Communities and the other for the execution of Economic Development projects at CLIBP.

On December 9, 2025, the Board approved the reallocation of ARPA funds from Urban Pocket Area 40 – Herndon to Urban Pocket Area 9 – Colorado/Rouse. At this time, sufficient funds had not been allocated to the Herndon project to be able to construct the necessary improvements.

The following is an overview of the adopted project list, sorted by Supervisorial District:

Adopted Project List Receiving ARPA Funds		
District	**Community**	**Total ARPA Funds**
1	Topeka/Santa Fe	$ 5,622,443
1	Sylvan/Coffee	$ 580,000
1	Valley Home	$ 580,000
2	Kenwood/Starr	$ 4,716,891
2	Hickman	$ 1,160,000
3	Riverdale Park Tract	$11,751,437
4	Colorado/Rouse	$13,359,049
5	Bret Harte	$10,000,000
5	Parklawn	$ 8,030,180

The ARPA funding must be expended by December 31, 2026, to meet federal deadline requirements. To ensure compliance, staff recommends reallocating funds among previously approved ARPA projects to ensure all ARPA funds are expended by November 30, 2026. Specifically, staff recommend shifting ARPA funding from the County Island Communities Projects to the CLIBP Project. In exchange, the CLIBP Project would shift an equal amount of its available unexpended fund balance, which originally came from a General Fund assignment, to the donor projects. This funding exchange will enhance the County's ability to meet the ARPA expenditure deadline while preserving funding for the affected projects.

Reallocation of Project Funds

District 1

The District 1 ARPA-funded projects are located in the neighborhoods of Topeka/Santa Fe, Sylvan/Coffee, and the community of Valley Home. There are no major ARPA funding burn-rate risks, which is a performance indicator that measures how quickly a

project is using its budget, or schedule risks that have been identified for the Topeka/Santa Fe or Valley Home projects. The ARPA funds are expected to be expended through the construction phase before November 30, 2026.

Staff has identified an ARPA funding burn-rate risk for the Area 1 – Sylvan/Coffee: Couchman Lane and McGerry Street Pedestrian Improvement Project. This project consists of constructing sidewalks on Couchman Lane and McGerry Street. Staff recommends continuing the sidewalk project using ARPA funds until mid-November or until the ARPA funds are expended. Any remaining ARPA funds are to be reallocated to CLIBP or another ARPA funded project.

District 2

The District 2 ARPA-funded projects are located in the Kenwood/Starr and Hickman communities. Staff has identified an ARPA funding burn-rate risk for the Area 31 – Kenwood/Starr Infrastructure Project. Staff recommends exchanging up to $1 million of the Kenwood/Starr Project's ARPA funds for an equal amount of the CLIBP's fund balance. This allows the project to be completed in December 2026 or January 2027 with no risk of losing ARPA funding.

For the Hickman Infrastructure Project, a later delivery schedule can occur during summer of 2027 when school is out of session. Staff recommends exchanging up to $1 million of the Hickman Infrastructure Project's ARPA funds for an equal amount of the CLIBP's fund balance.

District 3

District 3 has one ARPA-funded project, which is located in the Riverdale Park Tract. The Area 44 – Riverdale Park Tract Infrastructure Project includes improvements to County infrastructure such as sidewalks and storm drain facilities, as well as water infrastructure improvements funded by the City of Modesto. Currently, the County improvements are fully funded with ARPA funds.

Staff have identified an ARPA funding burn-rate risk for this project and are concerned that any unused contingency funds would be forfeited at the end of the year without a fund exchange. Staff recommends swapping up to $2.5 million of the Riverdale Park Tract Infrastructure Project's ARPA funds with an equal amount of the CLIBP's fund balance. Public Works is also paying the contractor to accelerate the construction as an additional solution to expending the ARPA funds. This would be paid from the project's contingency. The primary source of the exchange would be the existing ARPA funding surplus and the $950,000 for the project's contingency.

District 4

District 4 has one ARPA-funded project which is located in the Colorado/Rouse neighborhood. The Area 9 – Colorado/Rouse Infrastructure Project includes improvements to County infrastructure such as sidewalks and storm drain facilities as well as sewer infrastructure improvements funded by the State Water Board. The County improvements are funded by a combination of funds including ARPA, Building Community Infrastructure Funds (BCIF), local funds, and state funds received by the City of Modesto. Staff anticipate fully expending the ARPA funds in early October. Due to the slow-burn delivery pattern and construction progress, the project likely will not finish until early 2027. The remaining portion of the project funding comes from the

State Water Board, City of Modesto, and BCIF. As such, there are no recommendations to exchange funding.

District 5

District 5 has two ARPA-funded projects located in the communities of Bret Harte and Parklawn. The Area 10 – Bret Harte Infrastructure Project includes improvements to County infrastructure such as sidewalks and storm drain facilities as well as water infrastructure improvements funded by the City of Modesto. The County improvements are funded by a combination of funds including ARPA, BCIF, and local funds.

The Area 24 – Parklawn Infrastructure Project also includes improvements to County infrastructure such as sidewalks and storm drain facilities as well as water infrastructure improvements funded by the City of Modesto. The County improvements are funded by a combination of funds including ARPA, BCIF, and state funds.

There are minimal ARPA expenditure risks for both projects, as Parklawn is nearing completion and Bret Harte has already billed all the available ARPA funds. The ARPA funds are expected to be expended through the construction phase before November 30, 2026. As such, there are no recommendations to exchange funding.

Background: Economic Development – CLIBP

The Crows Landing Air Facility was commissioned in 1942 as an auxiliary airfield to the Naval Air Station Alameda. With the end of the Cold War, military operations at Crows Landing were reduced. The Department of Defense's Base Closure and Realignment Commission (BRAC) identified the airfield for closure during the 1990s. In 1999, the United States Congress passed Public Law 106-82 to convey the airfield to the County. Since taking ownership of the airfield, the County has sought opportunities to revitalize the western County's economy through the reuse of the former airfield for the benefit of County residents and the region as a whole.

The County has pursued development of a locally-based, regional employment center on the 1,528-acre former military property to improve its jobs-to-housing balance and to provide sustainable-wage jobs that will not require long commutes outside of the County. As such, the County prepared and adopted the CLIBP Specific Plan in December of 2018. The project will be developed in multiple phases, which may take up to 30 or 40 years. At buildout, there will be over 14 million square feet of vertical building space and a 370-acre public-use airport.

Backbone infrastructure construction associated with the first phase, Phase 1A, is estimated to cost $36 to $42 million (low/high estimates with contingency). Infrastructure projects include water and wastewater facilities, on-site grading, drainage, and utilities and road improvements. The Board has dedicated $20 million of General Fund reserves to the project, of which $4.2 million has been allocated for design and engineering of Phase 1A. In addition to General Fund reserves, nearly $3.5 million has been identified in the Fiscal Year 2023 Federal Budget for the potable water project through the Environmental Protection Agency's (EPA) State and Tribal Assistance Grants (STAG) program. On March 28, 2023, the Board of Supervisors allocated $12 million in ARPA funds toward CLIBP backbone infrastructure, specifically toward water infrastructure.

The recommended funding exchanges identified above total approximately $4.5 million. If approved, the County would be relying on the CLIBP Project to expend approximately

$4.5 million, an equal amount, of ARPA funds by November 30, 2026, which is well within the Project's capacity.

Update

Attached to this Board item is the quarterly report for the Community Infrastructure and CLIBP Projects as of September 30, 2026. Quarterly updates are provided to keep both the Board and the public informed of the status of the projects. These reports have been brought before the Board since August of 2023. They will continue to be brought before the Board in August, November, February, and May until the projects are complete. The quarterly report now includes updates on project costs and identified funding. There are some projects in which the identified funding exceeds the estimated project cost. As projects move through the construction phase, Department staff will bring forth recommendations on how to allocate excess funding.

POLICY ISSUE:

The Board of Supervisors set local policy for the use of ARPA funds.

FISCAL IMPACT:

The Board of Supervisors has approved $55.8 million of ARPA funding toward Community Infrastructure. All funding has been allocated to specific projects. In addition, $6.2 million of Building Community Infrastructure Fund (BCIF) will be used in support of advancing the specific projects. The Board of Supervisors has approved $12 million of ARPA funding toward the CLIBP projects. If approved, recommendations would reallocate approximately $4.5 million of ARPA funding from various County Island Communities Projects to the Crows Landing Industrial Business Park (CLIBP) Project in exchange for an equal amount of the CLIBP's fund balance.

Project		ARPA Fund (Thousands)			CLIBP General Fund (Thousands)			Total
		Existing	Move	Proposed	Existing	Move	Proposed	
D1	Topeka-Santa Fe	$ 5,622	$ -	$ 5,622	$ -	$ -	$ -	**$ 5,622**
	Couchman	$ 580	$ -	$ 580	$ -	$ -	$ -	**$ 580**
	Valley Home	$ 580	$ -	$ 580	$ -	$ -	$ -	**$ 580**
D2	Kenwood-Starr	$ 4,717	$(1,000)	$ 3,717	$ -	$ 1,000	$ 1,000	**$ 4,717**
	Hickman	$ 1,160	$(1,000)	$ 160	$ -	$ 1,000	$ 1,000	**$ 1,160**
D3	Riverdale	$ 11,751	$(2,500)	$ 9,251	$ -	$ 2,500	$ 2,500	**$ 11,751**
D4	Colorado-Rouse	$ 13,359	$ -	$ 13,359	$ -	$ -	$ -	**$ 13,359**
D5	Bret Harte	$ 10,000	$ -	$ 10,000	$ -	$ -	$ -	**$ 10,000**
	Parklawn	$ 8,030	$ -	$ 8,030	$ -	$ -	$ -	**$ 8,030**
ALL	CLIBP	$ 12,000	$ 4,500	$ 16,500	$ 20,000	$ (4,500)	$ 15,500	**$ 32,000**
Grand Total		**$ 67,800**	**$ -**	**$ 67,800**	**$ 20,000**	**$ -**	**$ 20,000**	**$ 87,800**

BOARD OF SUPERVISORS' PRIORITY:

The recommended actions are consistent with the Board's priorities of *Delivering Efficient Public Services* and *Enhancing Community Infrastructure* by providing the communities with necessary funds to implement needed projects.

STAFFING IMPACT:

Existing Public Works staff will continue to oversee the projects.

CONTACT PERSON:

David A. Leamon, Public Works Director
Telephone: (209) 525-4130

ATTACHMENT(S):

1. ARPA Projects Fact Sheet

American Rescue Plan Act (ARPA):

Community Infrastructure Projects Update

November 3, 2026

Prepared by: Stanislaus County Department of Public Works

Area 41 – Topeka/Santa Fe Infrastructure Project

County's Supervisorial District: 1

Sphere of Influence: City of Riverbank

Scope: Design and Construction of sidewalk (including Americans with Disabilities Act (ADA) ramps and misc. driveway approaches), streetlight, storm drain (including curb & gutters), domestic water, and sanitary sewer facilities.

Environmental Clearance: CEQA document adopted by the Board of Supervisors, August 2024.

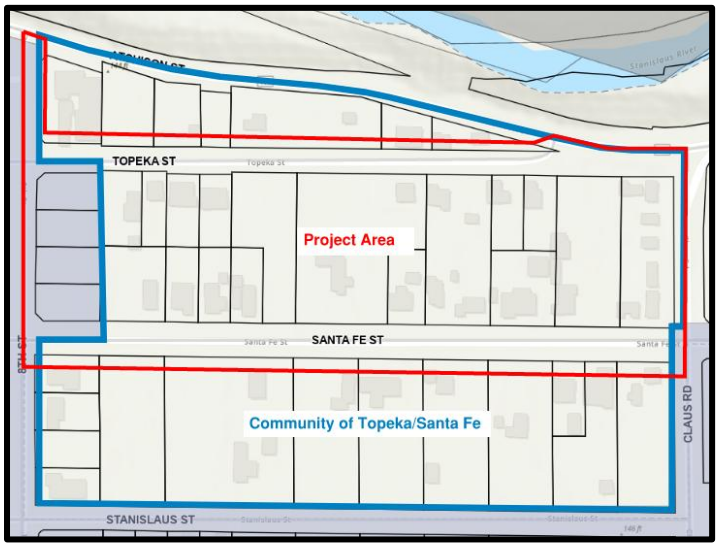
Project Status: Construction is complete. Project Close-Out is taking place.

Project Funding (Rounded to the nearest thousand):

American Rescue Plan Act (ARPA):	$ 5,654,000
Building Community Infrastructure Funds (BCIF):	$ 2,085,000
Total Funds:	**$ 7,739,000**

Estimated Project Costs (As of June 30, 2026, Rounded to the nearest thousand):

Preliminary Engineering Phase (PE)	$ 1,263,000
Construction Engineering Phase (CE)	$ 4,390,000
Total Cost:	**$ 5,753,000**



Area 1 – Sylvan/Coffee:
Couchman Ln & Mc Gerry St Pedestrian Improvement Project

County's Supervisorial District: 1

Sphere of Influence: City of Modesto

Scope: Design and Construction of sidewalk (including ADA ramps)

Environmental Clearance: Obtained in January of 2025.

Phase: Construction **Projected Start of Construction:** Summer 2026

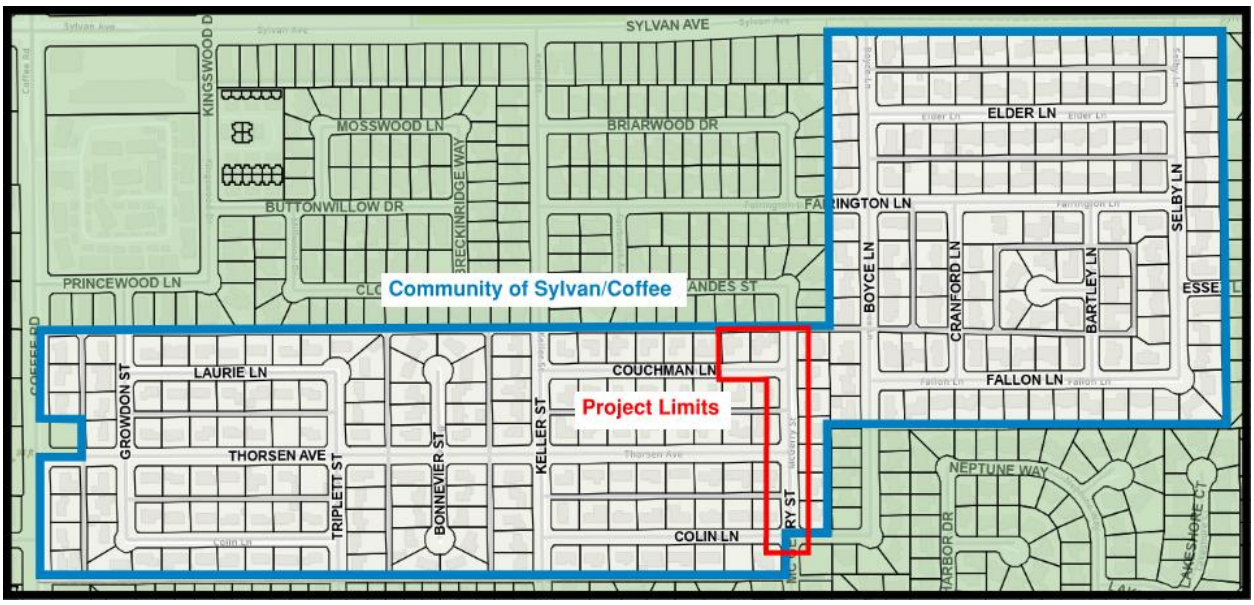
Current Status: Project is under construction.

Project Funding (Rounded to the nearest thousand):

American Rescue Plan Act (ARPA):	$ 800,000

Estimated Project Costs (As of June 30, 2026, Rounded to the nearest thousand)

Preliminary Engineering Phase (PE)	$ 162,000
Construction Engineering Phase (CE)	$ 585,000
Total Cost:	**$ 747,000**



County Community – Valley Home:
Sidewalk Improvement Project

County's Supervisorial District: 1

Scope: Construction of sidewalk (including ADA ramps and misc. driveway approaches) and storm drain (drainage swales).

Environmental Clearance: Obtained in January 2024

Phase: Completed **Start of Construction:** September 2025

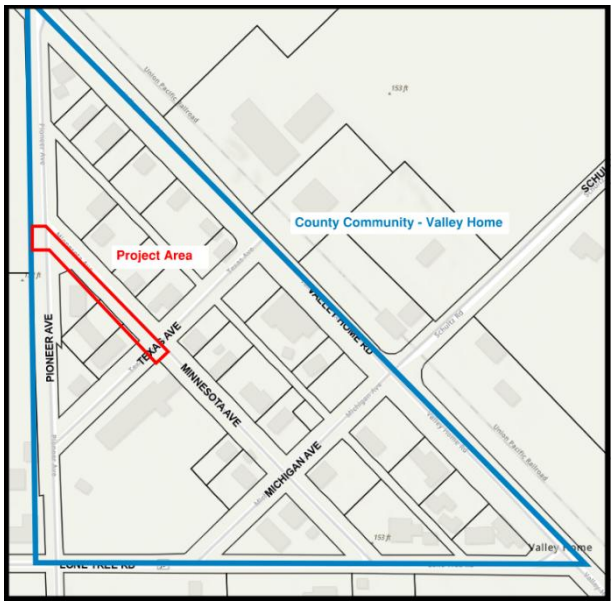
Current Status: The project's construction began in September of 2025 and was completed in October 2025.

Project Funding (Rounded to the nearest thousand):

American Rescue Plan Act (ARPA):	$ 326,000
Building Community Infrastructure Funds (BCIF):	$ 150,000
Total Funding	**$ 476,000**

Estimated Project Costs (As of June 30, 2026, Rounded to the nearest thousand)

Preliminary Engineering Phase (PE)	$ 104,000
Construction Engineering Phase (CE)	$ 222,000
Total Cost:	**$ 326,000**



Area 31 – Kenwood/Starr Infrastructure Project

County's Supervisorial District: 2

Sphere of Influence: City of Turlock

Scope: Design and Construction of sidewalk (including ADA ramps and misc. driveway approaches), storm drain (including curb & gutters), domestic water, and sanitary sewer facilities.

Environmental Clearance: Obtained in January 2024

Phase: Construction **Projected Start of Construction:** July 2026

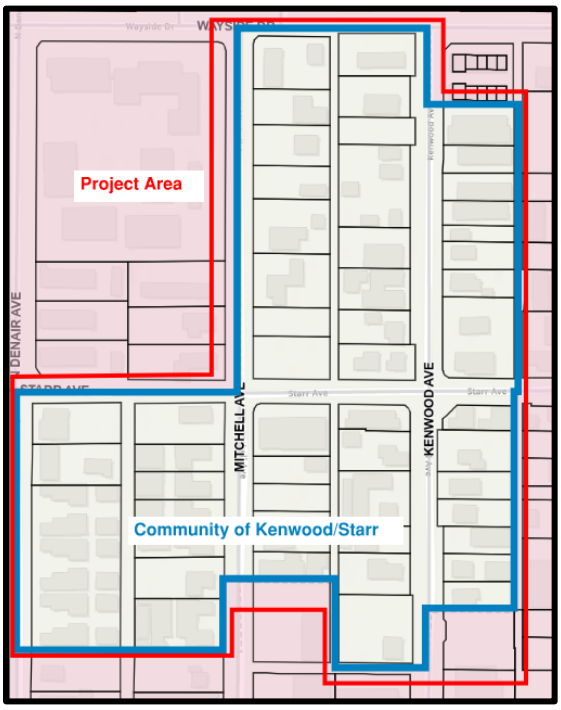
Current Status: Project's construction contract was awarded in May of 2026. The Project is under construction.

Project Funding (Rounded to the nearest thousand):

American Rescue Plan Act (ARPA):	$4,717,000

Estimated Project Costs (As of June 30, 2026, Rounded to the nearest thousand)

Preliminary Engineering Phase (PE)	$1,580,000
Construction Engineering Phase (CE)	$2,943,000
Total Cost:	**$4,523,000**



County Community - Hickman Infrastructure Project

County's Supervisorial District: 2

Scope: Design and Construction of sidewalk (including ADA ramps and misc. driveway approaches) and storm drain facilities (including curb & gutters).

Environmental Clearance: Staff anticipates completion in January 2025.

Phase: Design and Engineering **Projected Start of Construction:** Fall 2026

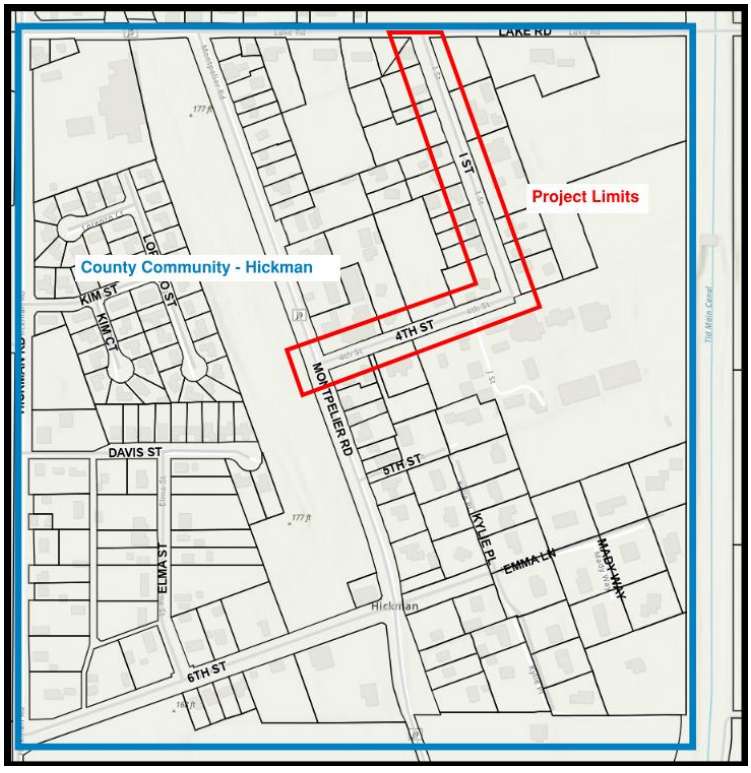
Current Status: The project construction is being considered for summer 2027.

Project Funding (Rounded to the nearest thousand):

American Rescue Plan Act (ARPA):	$1,160,000

Estimated Project Costs (As of June 30, 2026, Rounded to the nearest thousand)

Preliminary Engineering Phase (PE)	$ 455,000
Construction Engineering Phase (CE)	$ 991,000
Total Cost:	**$1,446,000**



Area 44 – Riverdale Park Tract Infrastructure Project

County's Supervisorial District: 3

Sphere of Influence: City of Modesto

Scope: Design and Construction of sidewalk (including ADA ramps and misc. driveway approaches), and storm drain facilities (including curb & gutters).

Environmental Clearance: CEQA document adopted by the Board of Supervisors, October 2024

Phase: Construction **Projected Start of Construction:** March 2026

Current Status: Project is under construction.

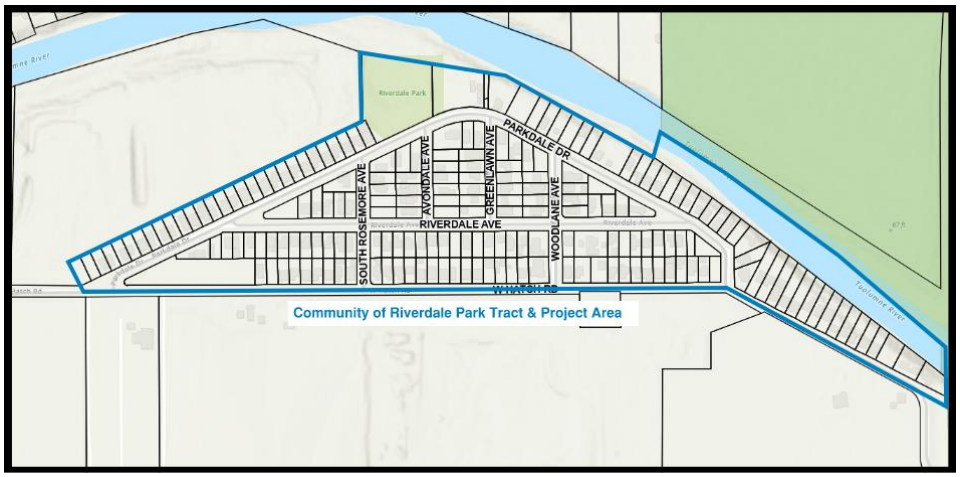
Project Funding (Rounded to the nearest thousand):

American Rescue Plan Act (ARPA):	$11,751,000
Building Community Infrastructure Fund (BCIF):	$ 1,500,000
City of Modesto – Water Improvements*	$ 4,300,000
Total Funding	**$17,551,000**

*The City of Modesto would be responsible for all cost associated with the water improvements that have been incorporated in the plans.

Estimated Project Costs (As of June 30, 2026, Rounded to the nearest thousand)

Preliminary Engineering Phase (PE)	$ 2,331,000
Construction Engineering Phase (CE)	$12,985,000
Total Cost:	**$15,316,000**



Area 9 – Colorado/Rouse Infrastructure Project

County's Supervisorial District: 4

Sphere of Influence: City of Modesto

Scope: Design and Construction of sidewalk (including ADA ramps and misc. driveway approaches), and storm drain facilities (including curb & gutters).

Environmental Clearance: A CEQA document was prepared for the construction of the sanitary sewer that is being proposed by another funding source. An addendum to that CEQA document was produced to include the improvements proposed in this project.

Phase: Construction **Start of Construction:** January 2026

Current Status: Project is under construction.

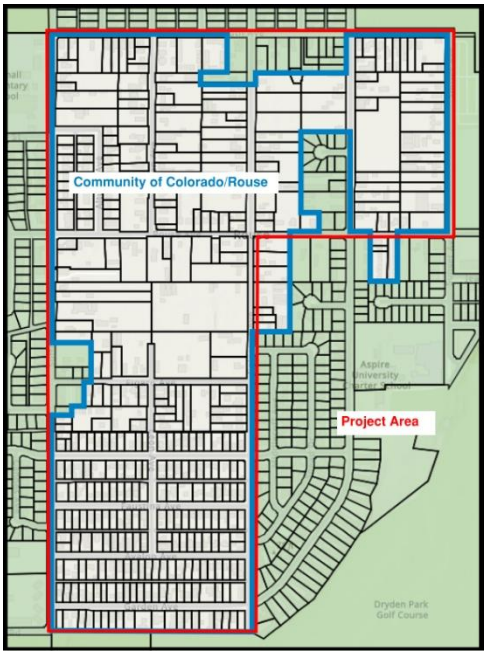
Project Funding (Rounded to the nearest thousand):

American Rescue Plan Act (ARPA):	$13,359,000
State Water Board – Sewer Improvements*:	$ 9,639,000
Local Funds	$ 1,680,000
Building Community Infrastructure Funds (BCIF)	$ 1,500,000
City of Modesto – State Funds:	$ 5,000,000
Total Funding	**$31,178,000**

*The State Water Board would fund all costs associated with the sewer improvements that have been incorporated in the plans.

Estimated Project Costs (As of June 30, 2026, Rounded to the nearest thousand)

Preliminary Engineering Phase (PE)	$ 4,333,000
Construction Engineering Phase (CE)	$26,845,000
Total Cost:	**$31,178,000**



Area 10 – Bret Harte Infrastructure Project

County's Supervisorial District: 5

Sphere of Influence: City of Modesto

Scope: Design and Construction of sidewalk (including ADA ramps and misc. driveway approaches), and storm drain facilities (including curb & gutters).

Environmental Clearance: Obtained in October 2023

Phase: Construction **Start of Construction:** December 2025

Current Status: Project is under construction.

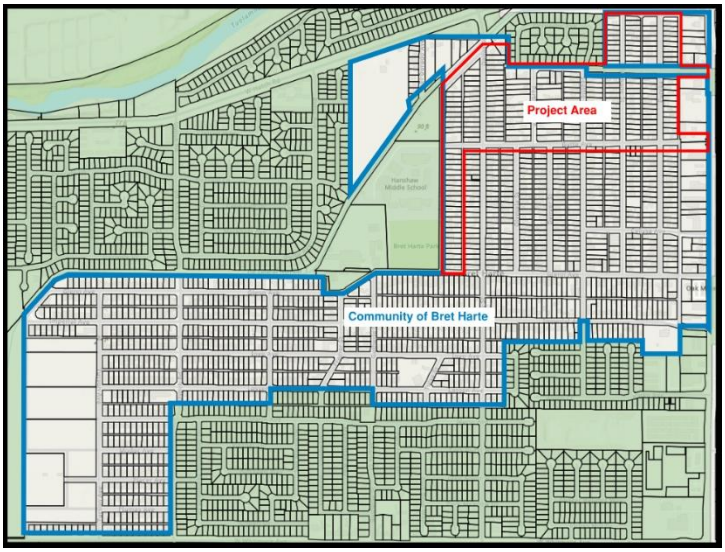
Project Funding (Rounded to the nearest thousand):

American Rescue Plan Act (ARPA):	$10,000,000
Local Funds	$ 1,132,000
Building Community Infrastructure Funds (BCIF)	$ 1,343,000
City of Modesto – Water Improvements*:	$ 7,758,000
Total Funding	**$20,233,000**

*The City of Modesto will be responsible for all costs associated with the water improvements that have been incorporated into the plans.

Estimated Project Costs (As of June 30, 2026, Rounded to the nearest thousand)

Preliminary Engineering Phase (PE)	$ 2,370,000
Construction Engineering Phase (CE)	$17,863,000
Total Cost:	**$20,233,000**



Area 24 – Parklawn Infrastructure Project

County's Supervisorial District: 5

Sphere of Influence: City of Modesto

Scope: Design and Construction of sidewalk (including ADA ramps and misc. driveway approaches), and storm drain facilities (including curb & gutters).

Environmental Clearance: Obtained in October 2023

Phase: Construction **Start of Construction:** September 2025

Current Status: Construction is complete. Project Close-Out is taking place

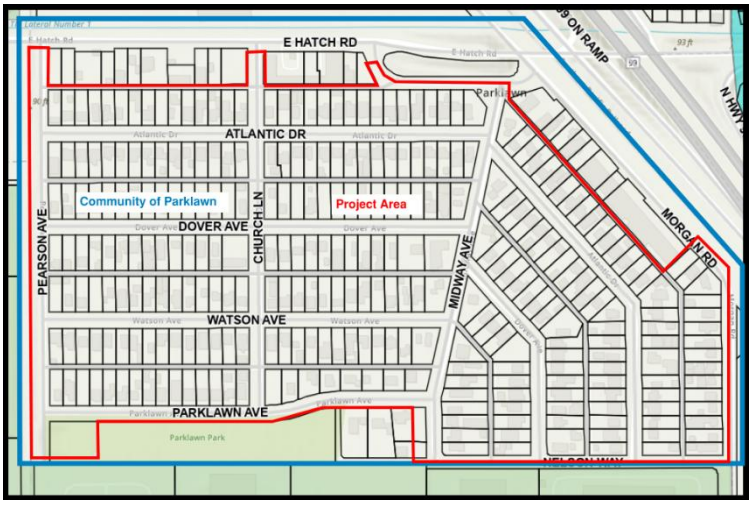
Project Funding (Rounded to the nearest thousand):

American Rescue Plan Act (ARPA):	$ 8,030,000
Building Community Infrastructure Funds (BCIF)	$ 1,236,000
State Funds:	$ 5,000,000
City of Modesto – Water Improvements*:	$ 8,110,000
Total Funding	**$22,376,000**

*The City of Modesto will be responsible for all costs associated with the water improvements that have been incorporated into the plans.

Estimated Project Costs (As of June 30, 2026, Rounded to the nearest thousand)

Preliminary Engineering Phase (PE)	$ 2,421,000
Construction Engineering Phase (CE)	$19,955,000
Total Cost:	**$22,376,000**



American Rescue Plan Act (ARPA):

Economic Development – Crows Landing Industrial Business Park Update

November 3, 2026

Prepared by: Stanislaus County Department of Public Works

Crows Landing Industrial Business Park (CLIBP)

Scope:

Fink Road Transmission Main

- Approximately 18,000 feet (9,000 each) of dual 12-inch water main from 2022 Well Site to The Landing @Crows Reservoir and Pump Station site with valving and appurtenances.

Water Facilities

- Construct new 1.6-million-gallon welded steel water storage tank per American Water Works Association (AWWA) D100.
- Construct new pump station containing six horizontal split case pumps with VFDs, a pressure relief system, and bypass pumping appurtenances.
- Construct new masonry block electrical control building including all electrical and communication equipment required to operate the pump station, lighting, and ventilation.
- Provide a new, pad-mounted, diesel-powered emergency generator.
- Construct new 11,000-gallon hydro-pneumatic tank with air compressor and controls.
- Construct new yard piping, valving, and appurtenances as shown on the plans.
- Disinfect tank, piping, pumps, and appurtenances according to local and state health department standards.

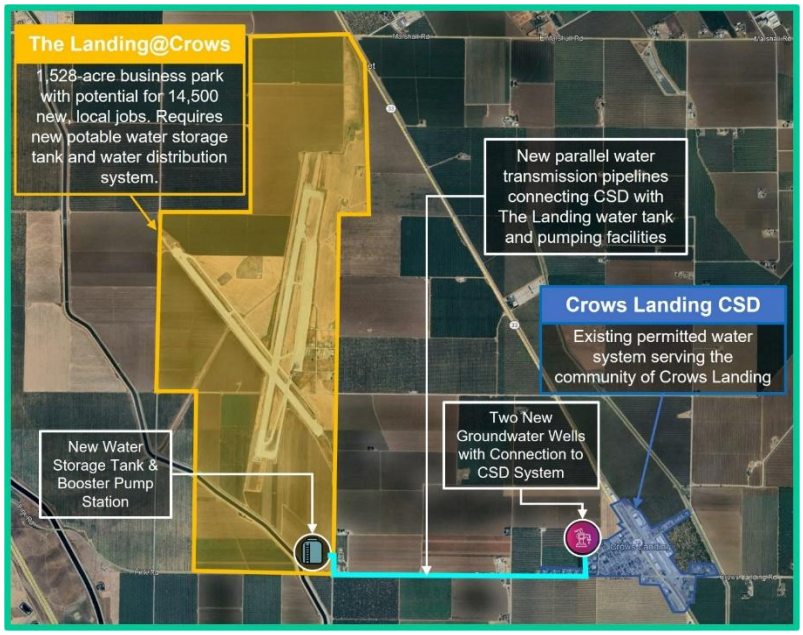
Emergency Well Repair:

- Emergency was declared in April of 2024, and lifted in September of 2024.
- $1.37 million of ARPA funds were expended during the emergency.

Environmental Clearance: Has been obtained.

Phase: Construction **Projected Start of Construction:** Late Summer 2025

Current Status: The Project is in the construction phase.



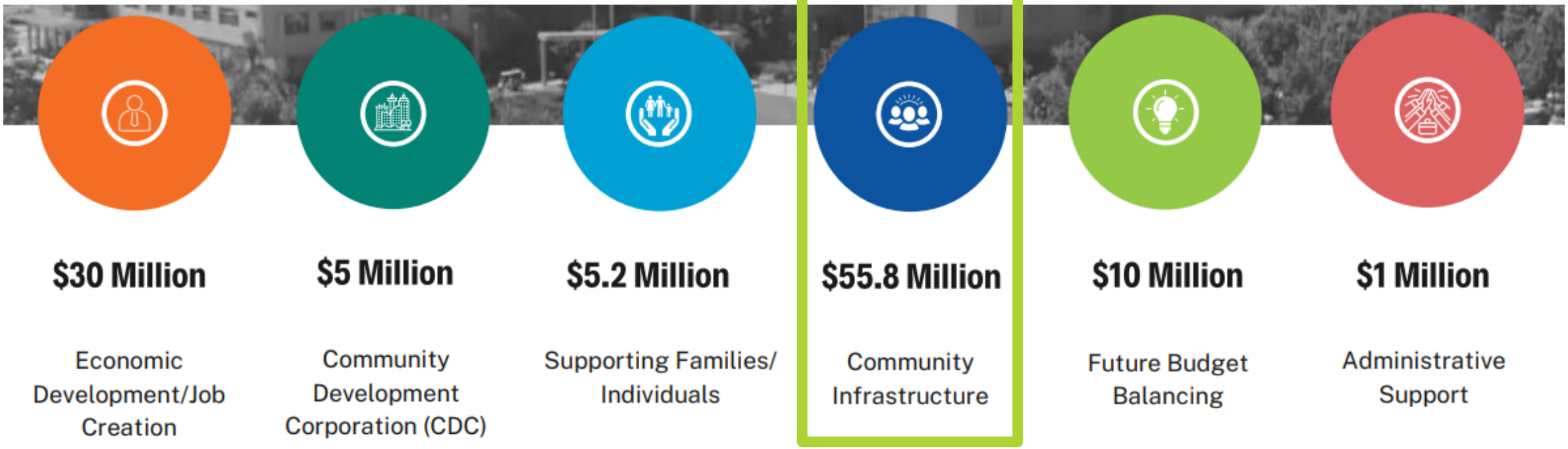
ARPA Funding Exchange and Community Infrastructure Investment Update

PRESENTED BY:

DAVID LEAMON, DIRECTOR OF PUBLIC WORKS

WE BUILD COMMUNITY

American Rescue Plan Act (ARPA) Community Infrastructure



$30 Million	$5 Million	$5.2 Million	$55.8 Million	$10 Million	$1 Million
Economic Development/Job Creation	Community Development Corporation (CDC)	Supporting Families/ Individuals	Community Infrastructure	Future Budget Balancing	Administrative Support

Funding Distribution

- **August 16, 2022 –** The Board approved the Funding Distribution Methodology for the initial investment of $50 million of ARPA funds.
- **March 28, 2023 –** The Board approved updated strategies for the use of ARPA funds, where Community Infrastructure saw an additional $5.8 million.

District	Total Cost	% of Total Cost	Funding Based on % of Total Cost	$5.8 Million Distributed Equally
1	$79,513,468	11%	$5,622,443	$1,160,000
2	$66,707,012	9%	$4,716,891	$1,160,000
3	$149,785,749	21%	$10,591,437	$1,160,000
4	$172,520,849	24%	$12,199,049	$1,160,000
5	$238,580,704	34%	$16,870,179	$1,160,000
Total	**$707,107,782**	**100%**	**$50,000,000**	**$5,800,000**

Project List Overview

District	Community	Total ARPA Investment
1	Topeka/Santa Fe	$ 5,622,443
1	Valley Home	$ 580,000
1	Sylvan/Coffee	$ 580,000
2	Kenwood/Starr	$ 4,716,891
2	Hickman	$ 1,160,000
3	Riverdale Park Tract	$ 11,751,437
4	Colorado/Rouse	$ 13,359,049
5	Bret Harte	$ 10,000,000
5	Parklawn	$ 8,030,179

- The Board accepted the Final Recommendation on Infrastructure Projects to be funded in Urban Pockets and County Communities with the initial $50 million;
- Staff worked with the respective District Supervisor to identify projects to be funded by the additional $5.8 million;
- **Proposed Scope of Work:** Design and construction of
  - Storm Drainage Facilities (including curb and gutter)
  - Sidewalk (including ADA ramps and misc. driveway approaches)
  - Domestic Water Facilities *(as needed)*
  - Sanitary Sewer Facilities *(as needed)*
  - Streetlight Facilities *(as needed)*

Project Update Summary

District	Community	Total ARPA Investment	Project Updates
1	Topeka/Santa Fe	$ 5,622,443	Close-Out Phase: All ARPA funds to be expended.
1	Valley Home	$ 580,000	Complete: Remaining Funds to be distributed to remaining projects.
1	Sylvan/Coffee	$ 580,000	In Construction: All ARPA funds to be expended.
2	Kenwood/Starr	$ 4,716,891	In Construction: Proposing to swap $1M with CLIBP.
2	Hickman	$ 1,160,000	Proposing to swap $1M with CLIBP – deliver project in Summer 2027.
3	Riverdale Park Tract	$ 11,751,437	In Construction: Proposing to swap up to $2.5M with CLIBP – project is under acceleration.
4	Colorado/Rouse	$ 13,359,049	In Construction: All ARPA funds expended.
5	Bret Harte	$ 10,000,000	In Construction: All ARPA funds expended.
5	Parklawn	$ 8,030,179	Close-Out Phase: All ARPA funds expended.

American Rescue Plan Act (ARPA)
Economic Development - Crows Landing Industrial Business Park



$30 Million

Economic Development/Job Creation

$5 Million

Community Development Corporation (CDC)

$5.2 Million

Supporting Families/ Individuals

$55.8 Million

Community Infrastructure

$10 Million

Future Budget Balancing

$1 Million

Administrative Support

Crows Landing Industrial Business Park (CLIBP)

- CLIBP is a 1,528-acre site which will be developed into an industrial business park with a general aviation airport, public facilities, a multimodal transportation corridor, and supportive infrastructure in an unincorporated area of Stanislaus County near the Crows Landing Community.

Crows Landing Industrial Business Park (CLIBP)

- The Project will be developed in three phases over 30 to 40 years;
  - There will be over 14 million square feet of vertical building space, a 370-acre public-use airport, and over 14,000 living-wage jobs.
  - Water facility improvements will be constructed to serve the CLIBP and the Crows Landing Community.
    - Including water storage, pumping, treatment at the CLIBP site, and a water main in Fink Road between CLIBP and the Crows Landing water wells.

ARPA Funding Exchange Between Community Infrastructure and Economic Development: Crows Landing Industrial Business Park (CLIBP)

Projects to Swap ARPA Funds With General Funds From CLIBP

- Staff Recommends swapping a total of $4.5 million of ARPA funds and General Funds from the Community Infrastructure to the CLIBP under Economic Development.

- CLIBP construction has been going well, and the existing allocated ARPA funds are spent

District	Project	Existing ARPA Funds	Amount to be Swapped	New ARPA Funds
2	Kenwood/Starr	$ 4,716,891	$(1,000,000)	$ 3,716,891
2	Hickman	$ 1,160,000	$(1,000,000)	$ 160,000
3	Riverdale Park Tract	$ 11,751,437	$(2,500,000)	$ 9,251,437
ALL	CLIBP	$ 12,000,000	$4,500,000	$ 16,500,000

Staff Recommendation

1. Accept an Update on Stanislaus County's $55.8 Million Investment of American Rescue Plan Act Funding to Community Infrastructure in County Island Communities.

2. Accept an Update on Stanislaus County's $12 Million Investment of American Rescue Plan Act Funding to Economic Development in the Crows Landing Industrial Business Park.

3. Approve the exchange of funding between ARPA County Island Communities Projects and the Crows Landing Industrial Business Park Project.

Staff Recommendation

4. Authorize the Director of Public Works to reallocate funds between the various ARPA County Island Communities Projects and the Crows Landing Industrial Business Park Project.

5. Authorize the Director of Public Works to take any action necessary to carry out the purpose and intent of these recommendations