

STATE OF THE CITY 2019

SPONSORS



United Way of San Joaquin County



THE SURLAND COMPANIES



STATE OF THE CITY 2019

AWARD WINNING

RED

Real Estate & Development

TOUR OF TRACY

SAVE THE DATE:

WEDNESDAY, APRIL 17TH

9AM - 11:30AM

CHECK-IN AT CITY HALL LOBBY,
333 CIVIC CENTER PLAZA

**TOUR NEW COMMERCIAL & RESIDENTIAL
DEVELOPMENTS IN TRACY!**

*****LIMITED TICKETS AVAILABLE*****

Discover What Tracy Has To Offer!

Registration: 9AM - 9:30AM

Tour of Tracy : 9:30AM - 11:30AM

Call 209-835-2131 to purchase tickets

Early Bird Member Price: \$50 (03/27 - 04/02)

After 04/02 Member Price: \$60

Non-Member Price: \$75



TRACY
Chamber of Commerce



Event Presented by: Tracy Chamber & City of Tracy

Presented by Tracy Chamber of Commerce & City of Tracy



2019

Leadership Tracy

**CLASSES RUN FROM MAY - NOVEMBER
FIRST FRIDAY OF EVERY MONTH.**

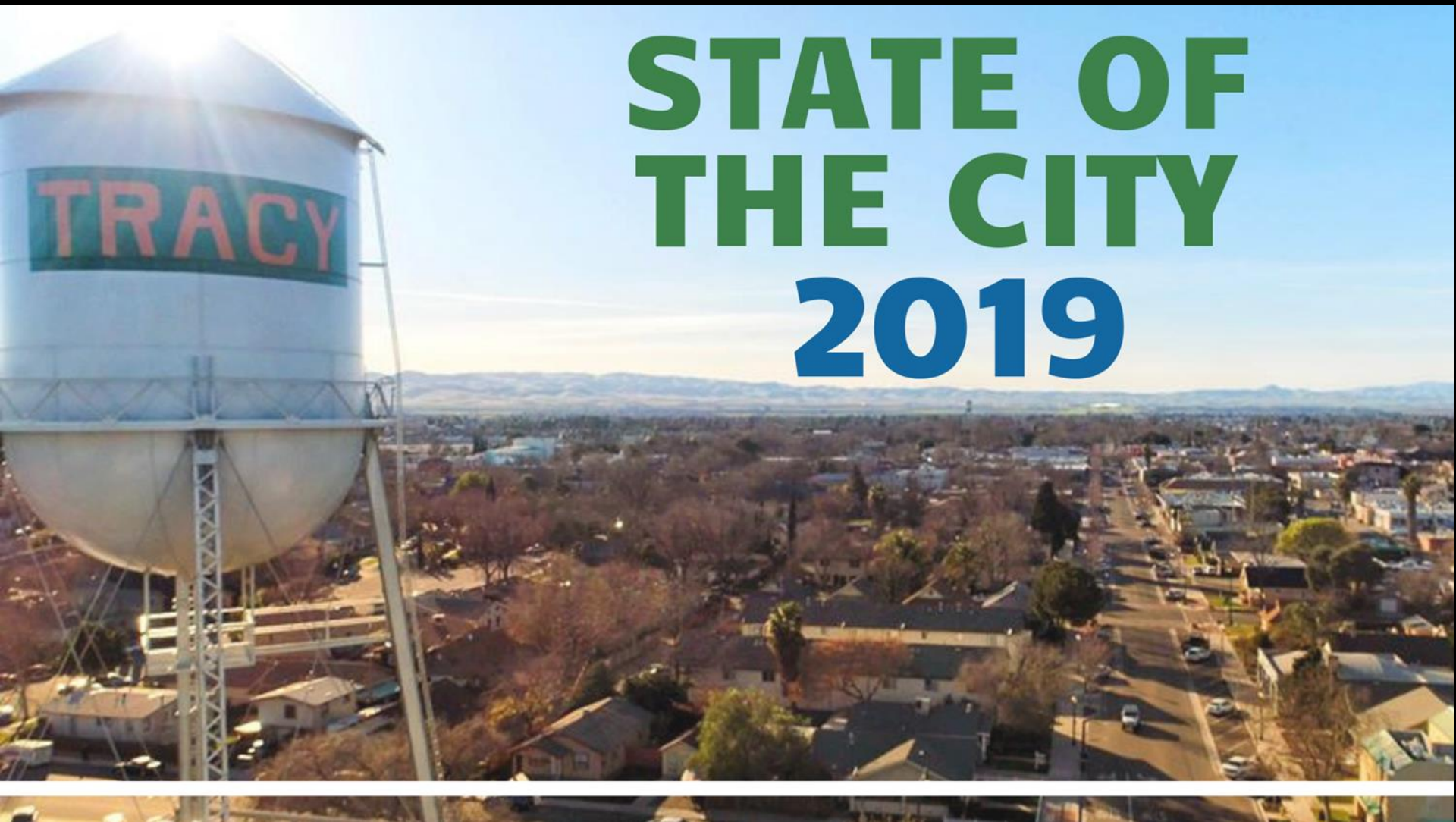
DEADLINE TO APPLY IS 4/12

The goal of Leadership Tracy is to expand the leadership skills of community members and businesses .

Participants will have access to influential leaders in Tracy and will learn about local government, education, public safety, business/economics and health services. Limited to 20 participants. Apply Today!

Tuition is \$499 for Chamber Members. Scholarships Available.

To Apply call (209) 835-2131.



STATE OF THE CITY 2019



2019
STATE OF THE CITY
MAYOR
ROBERT
RICKMAN
TRACY, CALIFORNIA



CITY OF
TRACY CALIFORNIA
Think Inside the Triangle™

WELCOME!

STATE OF THE CITY 2019

TRACY STRONG



IN REMEMBRANCE

John Lautenslager,
Project Specialist
City of Tracy

THANK YOU FOR YOUR SERVICE



IN REMEMBRANCE

David Cannon Helm

THANK YOU FOR YOUR SERVICE





STATE OF THE CITY



COUNCILMEMBER
RHODESIA RANSOM



COUNCILMEMBER
VERONICA
VARGAS



MAYOR
ROBERT
RICKMAN



MAYOR PRO TEM
NANCY YOUNG



COUNCILMEMBER
DAN ARRIOLA

TRACY CITY COUNCIL



STATE OF THE CITY 2019

Thank you, Mrs. Gualco & Friends at
Louis J. Villalovoz Elementary School!



TRACY STRONG



Photo Credit: Tracy Press



TRACY STRONG





SCIENCE



TECHNOLOGY



ENGINEERING



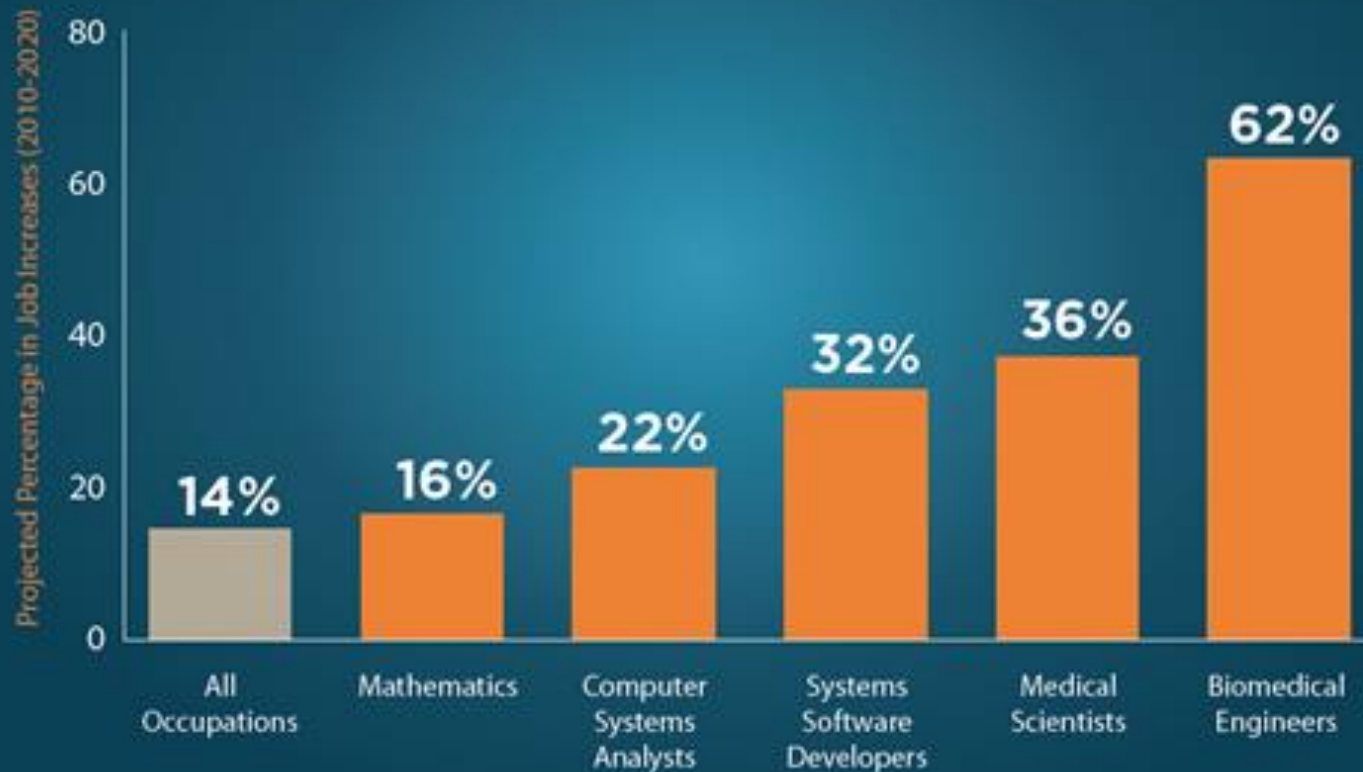
MATHEMATICS

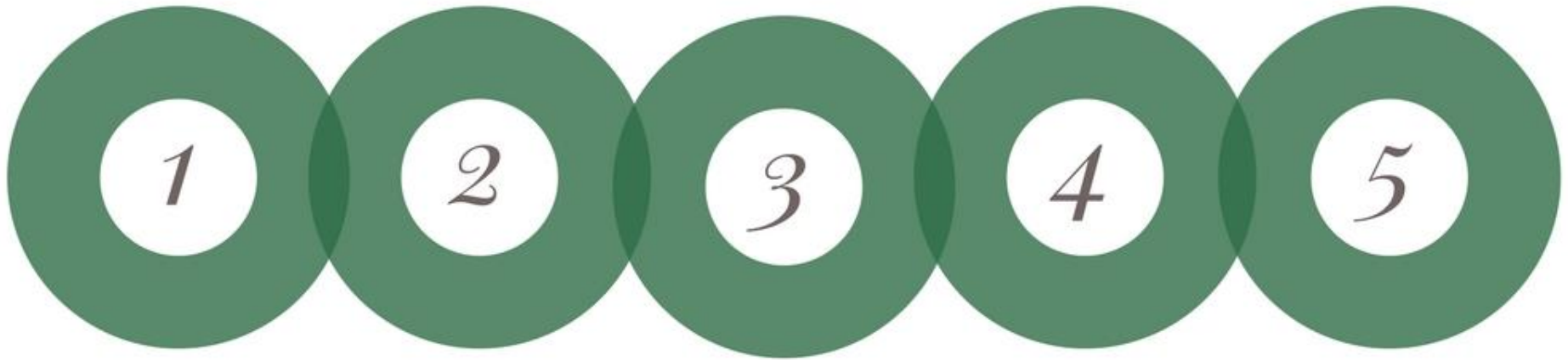


TRACY STRONG



PROJECTED PERCENTAGE INCREASES IN STEM JOBS: 2010-2020





ECONOMIC
DEVELOPMENT

COMMUNITY
AMENITIES

PUBLIC
SAFETY

CITY
BEAUTIFICATION

ENHANCING
THE GREAT
THINGS ABOUT
TRACY

FIVE POINT PLAN

A VISION IN MOTION



WORK Inside the Triangle



TRACY STRONG

MAY 25, 2018

Gateway ^{TO} GROWTH

San Joaquin County

SAN JOAQUIN COUNTY

MOVING BUSINESS FORWARD

Opportunity meets innovation
Incentives draw companies
Tech thrives here
Abundant, affordable space

TRINCHERO
FAMILY ESTATES
BOTTLING FACILITY

SJGOV.ORG

ADVERTISEMENT



The City of Tracy knows the value of partnerships for long term prosperity. It is the core of our commitment to nurturing a strong, growing business climate.

 88,766 Population	 \$80,608 Median Household Income	 7.3+ M Square Feet in New Industrial Construction	 1+ M Regional Workforce	 33.1 Median Age
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econdev@cityoftracy.org • ThinkInsideTheTriangle.com • 209.831.6490

LIVE

WORK

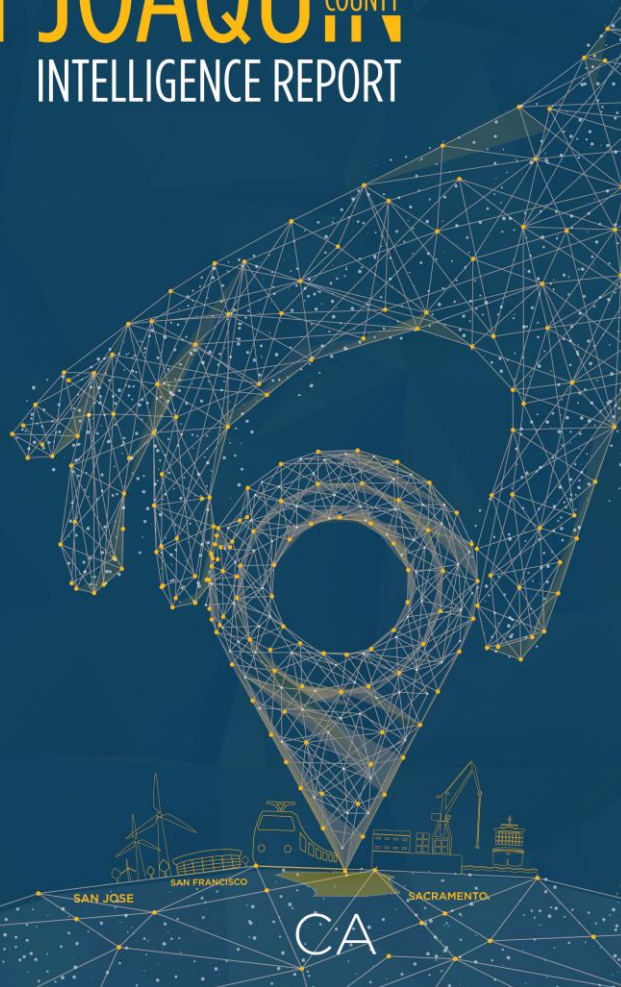
PLAY

GROW

Think Inside the TriangleTM

SAN JOAQUIN COUNTY

INTELLIGENCE REPORT



**LOCATE YOUR
BUSINESS
HERE...
YOUR EMPLOYEES
WILL THANK YOU!**

Tracy is a community where neighbors and local merchants greet you by name and the welcoming never stops. It's a place where tradition, charity, and prosperity abound. Where Fortune 100 companies can thrive, while their employees enjoy high-performing schools, a variety of recreational amenities and events, great downtown restaurants, and quality shopping in a safe, welcoming community.

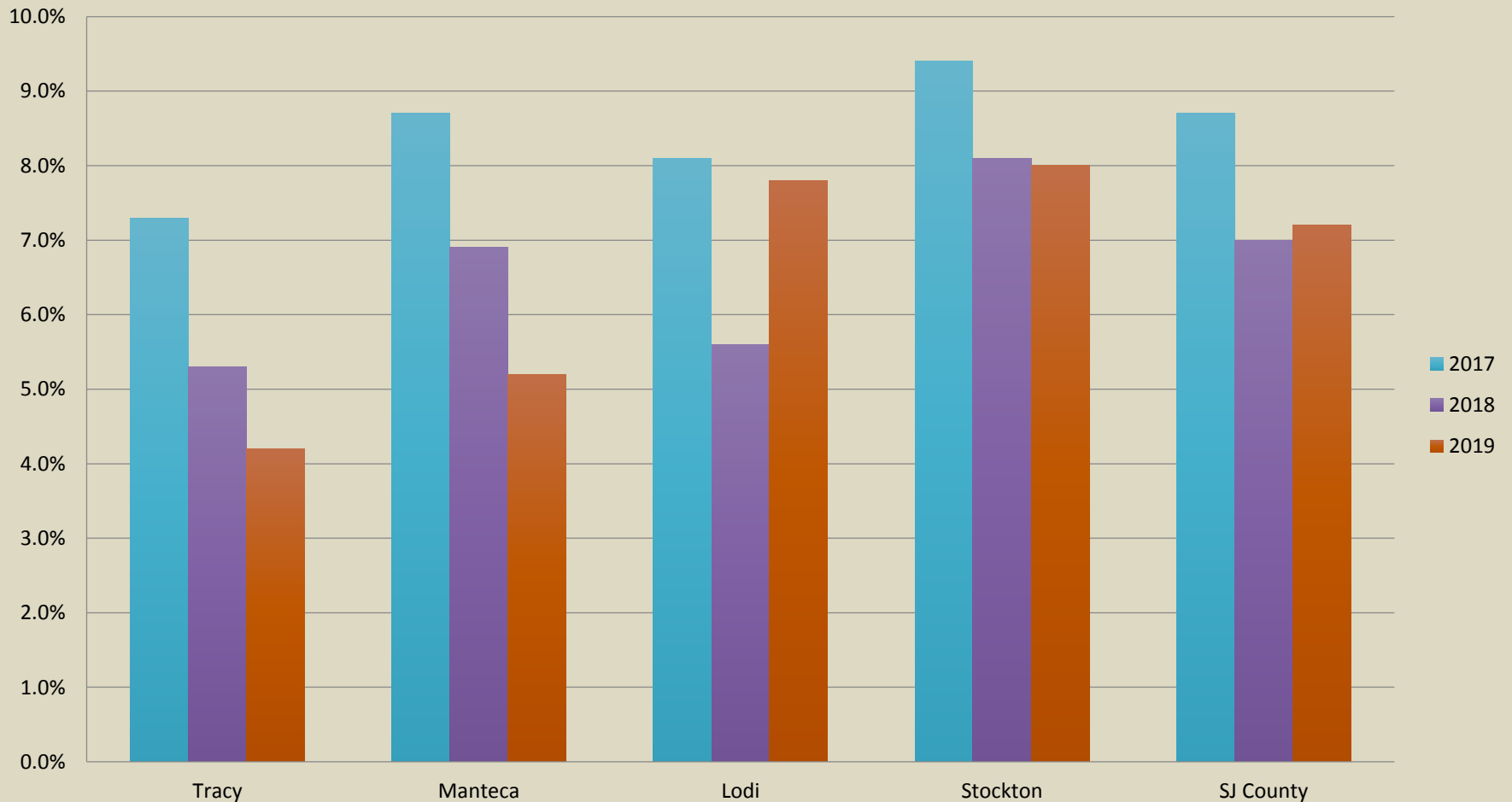


AtTheGrand.org | LegacyFieldsTracy.com | TracyCityCenter.com

UNEMPLOYMENT

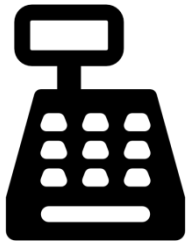
LOCAL COMPARISON (JANUARY 2019)

Unemployment



Source: Employment Development Department

WORKFORCE



Retail
Trade

22%



Wholesale
Trade

20%



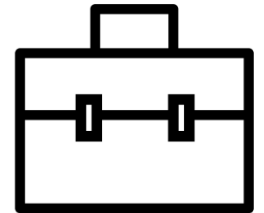
Govt, Health
and Education

17%



Manufacturing

18%



Professional,
Scientific, and
Service
Industries

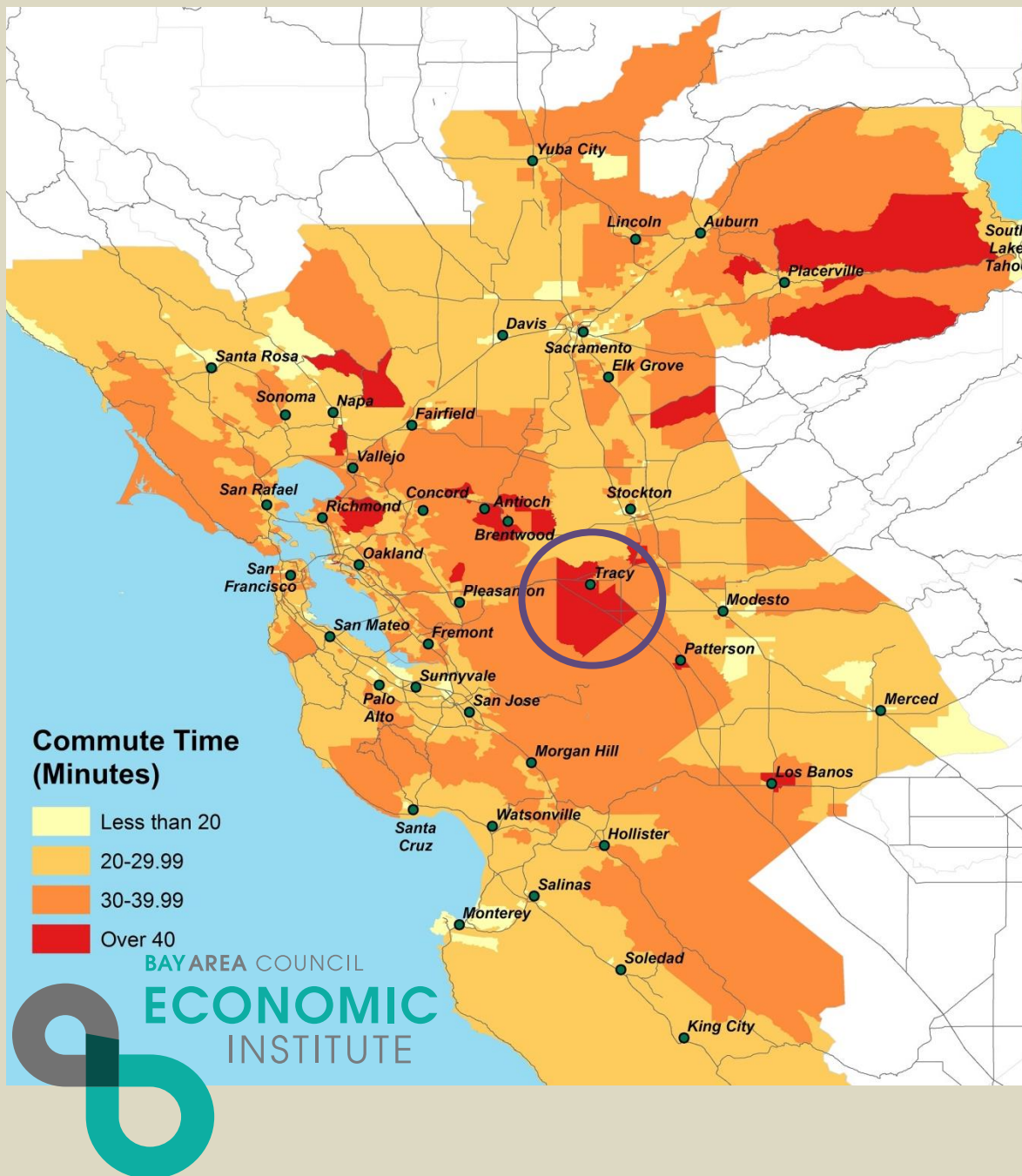
11%

Tracy Exports its Workers to the Megaregion

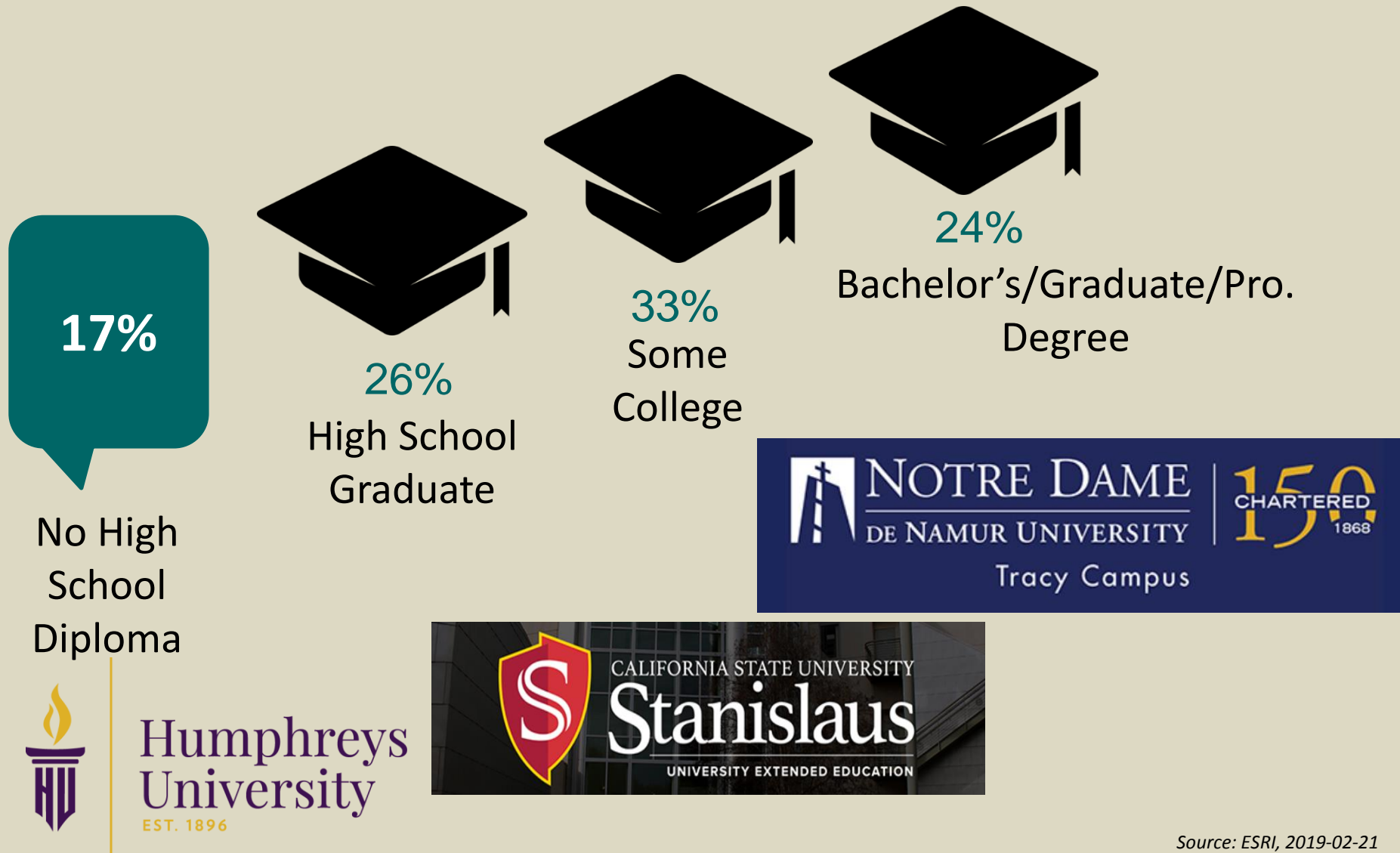
54% - Tracy residents that work within San Joaquin County

41 minutes - Mean commute time for residents

32% - Commute for more than 60 minutes



PREPARING OUR WORKFORCE





GROW Inside the Triangle



TRACY STRONG



INDUSTRIAL

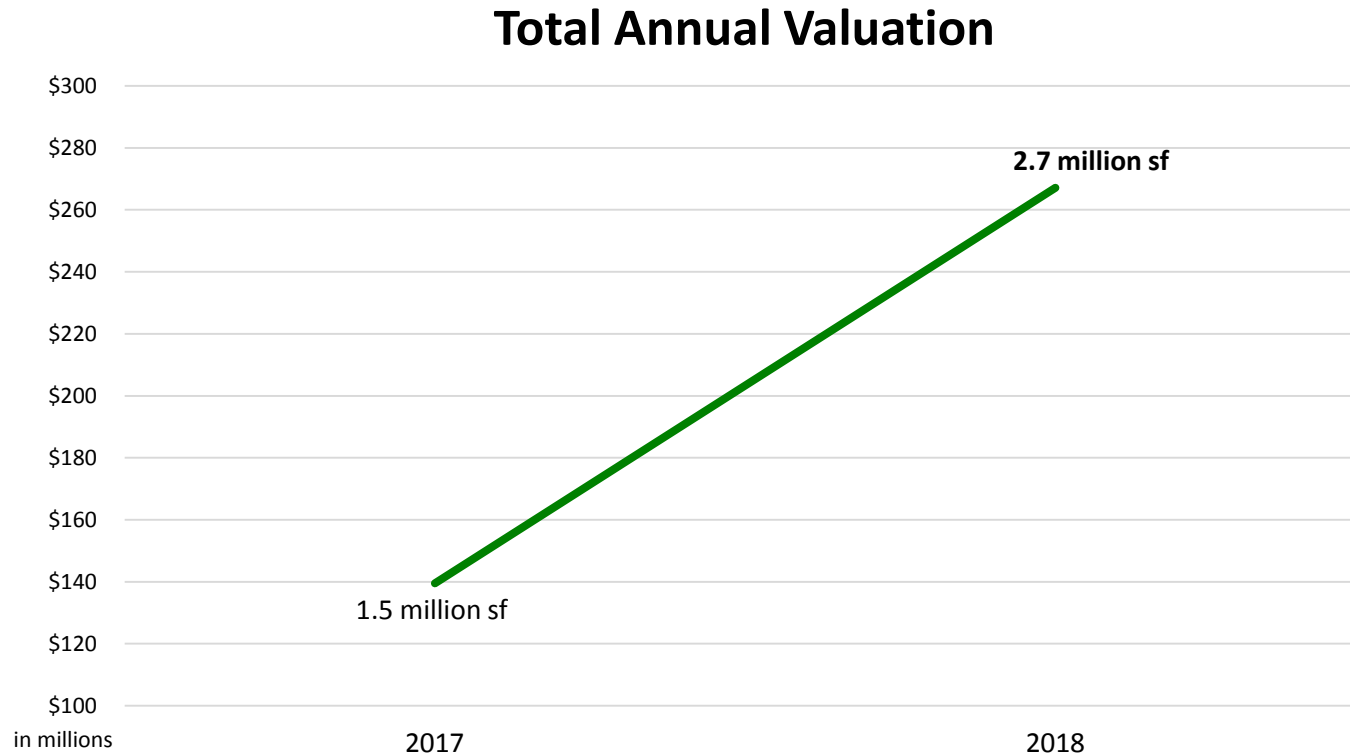
+

RESIDENTIAL

+

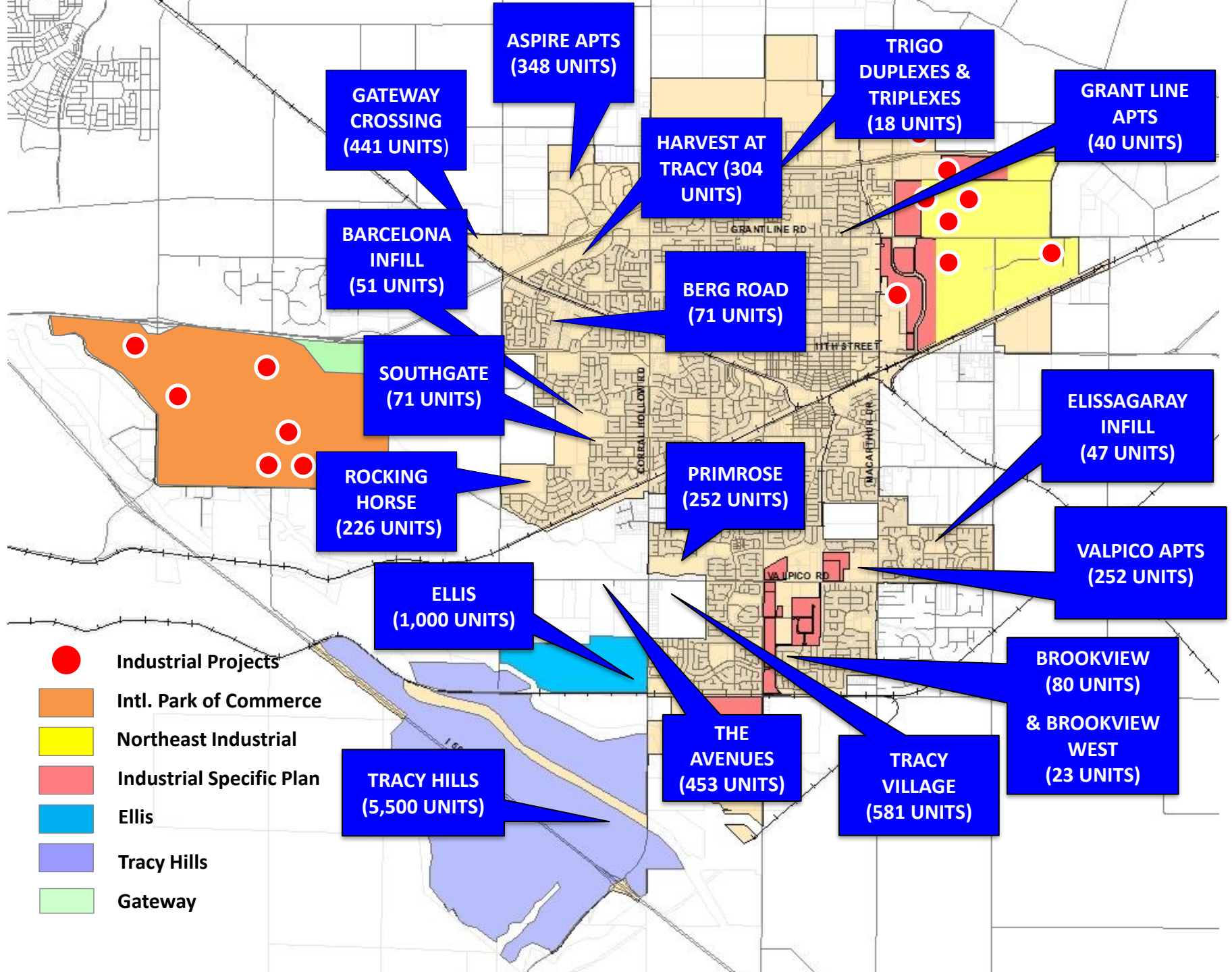
COMMERCIAL

2016-2018 GROWTH CHART



2018 Commercial & Total Permits	133
Total Estimated Investment	\$267,150,930

Source: CRW-COT Permits Issued 1/1/2018 – 12/31/2018



NEW LOCATION HIGHLIGHTS

Company Name	Square Footage	Jobs
Katerra	577,000±	500+
Lindt/Ghirardelli	700,000±	350
Zinus	664,000±	120-170
ThermoFisher Scientific	225,000±	100+

Total Square Footage 2,166,000

Total Anticipated Jobs @ Build Out: 1,120



LINDT & SPRÜNGLI



PROJECTS IN THE PIPELINE



SALES TAX REVENUE

2015-2018 COMPARISON

3rd Quarter Benchmark Year

Tracy

Count: 1,990

Lodi

Count: 2,128

Manteca

Count: 1,495

Ripon

Count: 345

Escalon

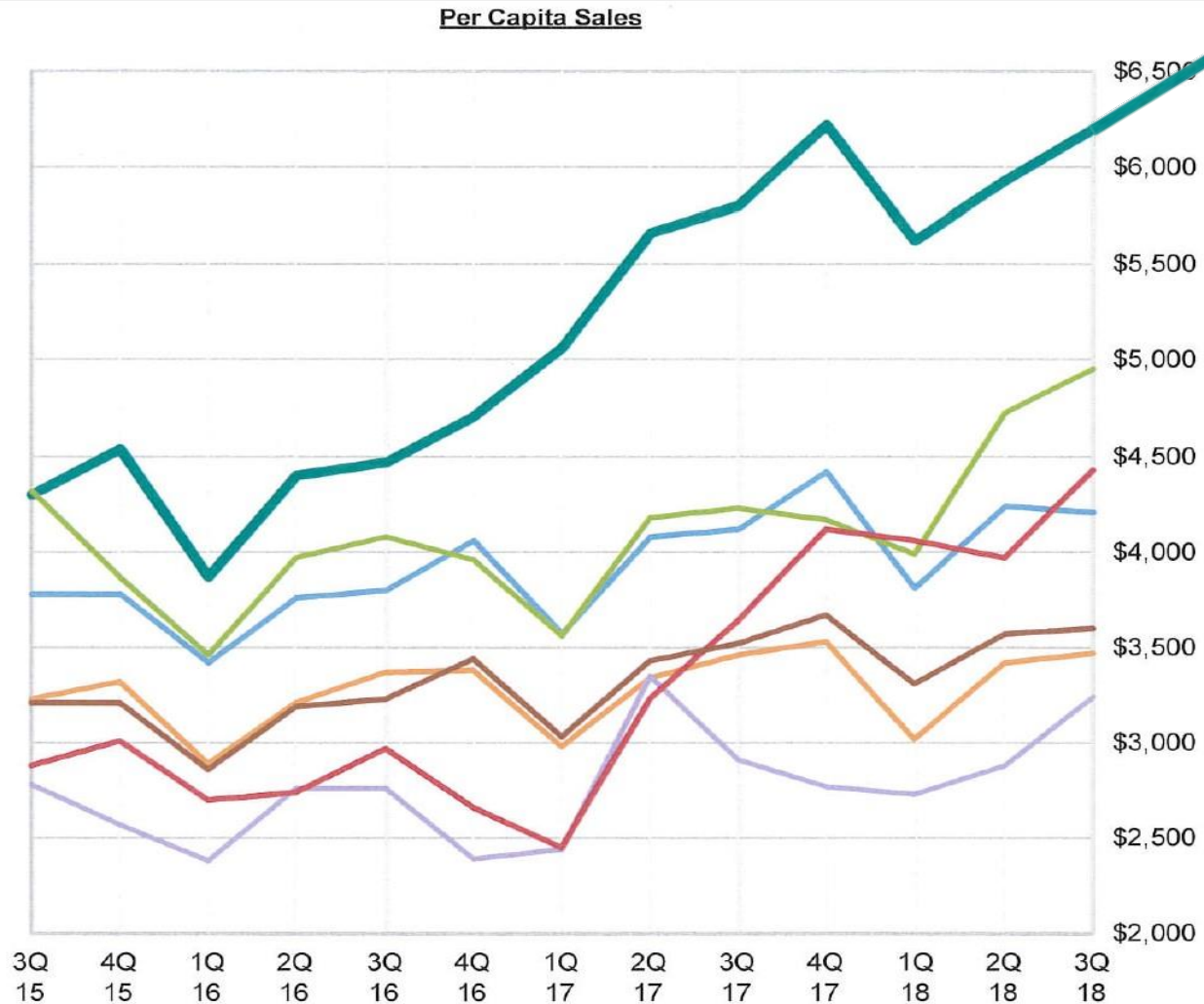
Count: 190

Lathrop

Count: 364

Stockton

Count: 6,312



Source: HDL Companies San Joaquin
County Per Capita Sales



ValleyLink
Connecting People, Housing, and Jobs



TRANSPORTATION CONNECTIVITY

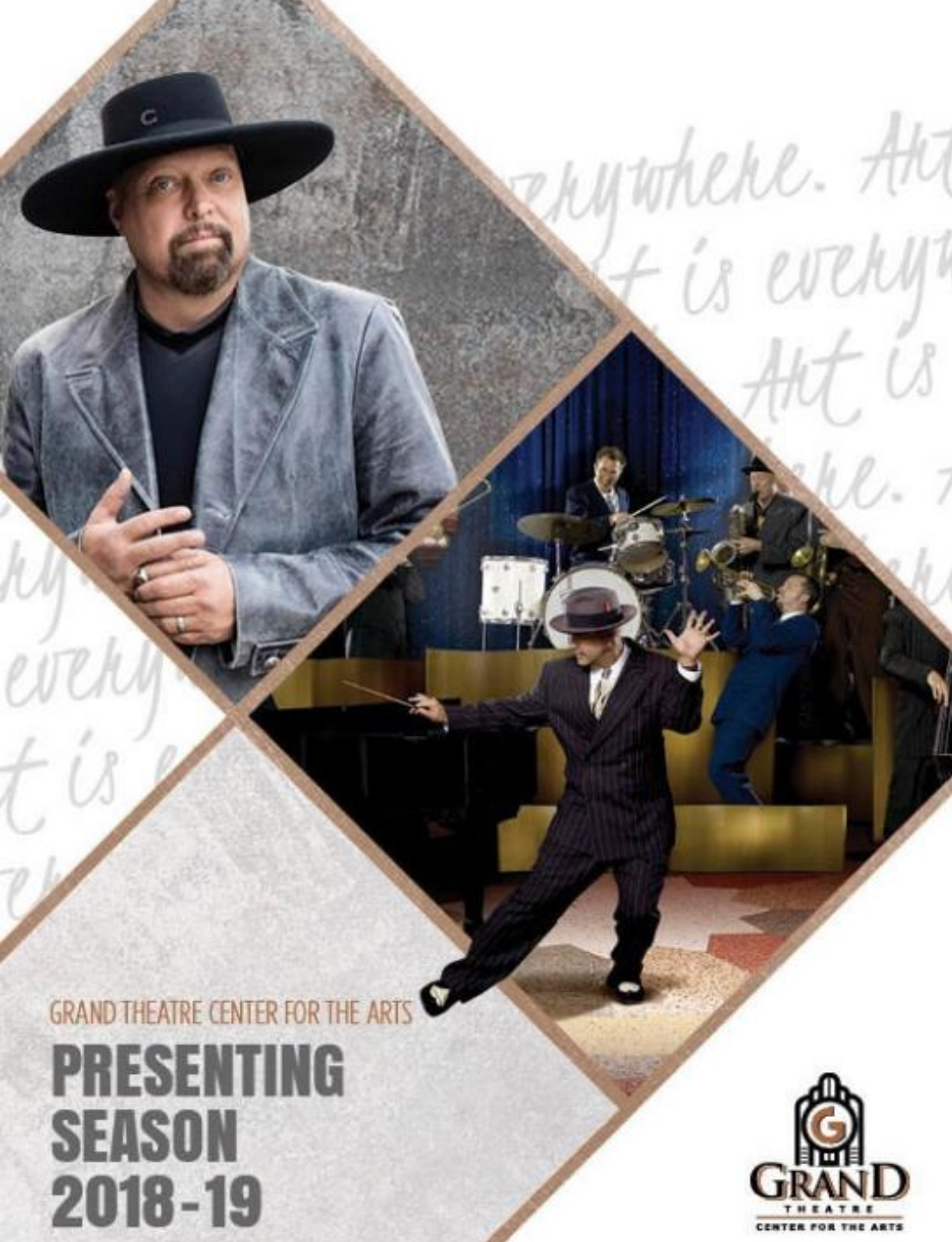


Tracy City Center Association
Mark E. Robertson, Photographer



SPECIAL EVENTS

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GRAND THEATRE CENTER FOR THE ARTS

**PRESENTING
SEASON
2018-19**



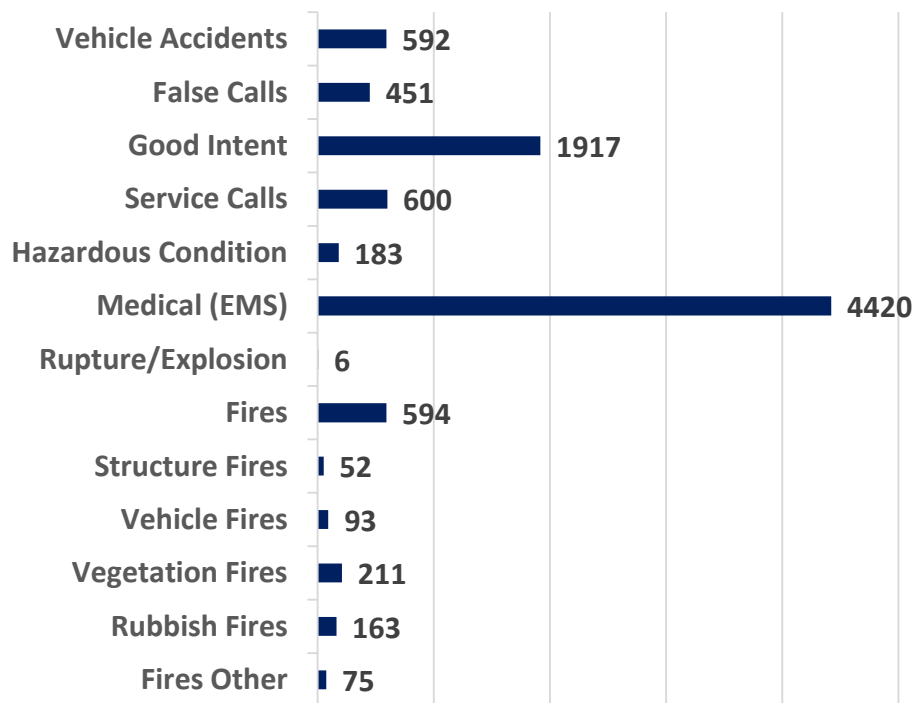
QUALITY OF LIFE BEGINS WITH PUBLIC SAFETY





Response Statistics

Incidents by Type



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Rendering of future Tracy Hills Fire Station 95



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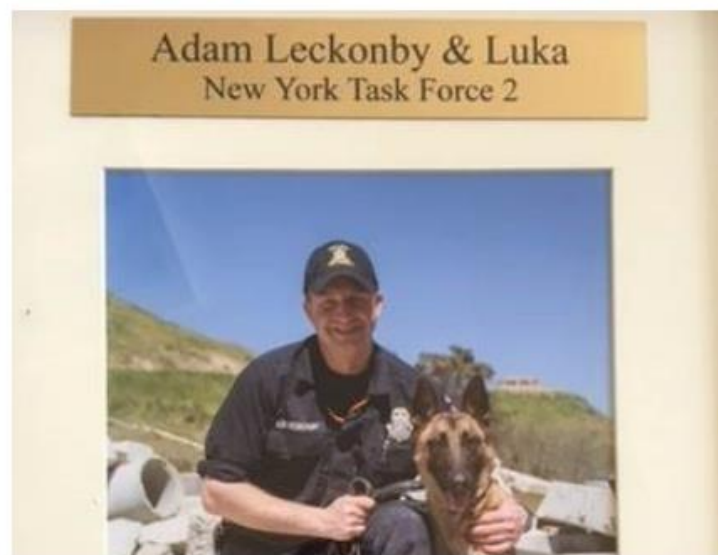


Strike Team Deployments (Mutual Aid)

- Ferguson Fire
- Carr Fire
- Delta Fire
- Woolsey Fire
- Camp Fire

Woolsey Fire (Ventura County) – Our Battalion Chief took this photo of evacuations along Pacific Coast Highway (November 2018).





QUALITY OF LIFE BEGINS WITH PUBLIC SAFETY



Service
Integrity
Excellence

LIVE Inside the Triangle



CODE ENFORCEMENT



BEFORE



CODE ENFORCEMENT



AFTER



TRACY STRONG

CODE ENFORCEMENT



BEFORE



CODE ENFORCEMENT



AFTER



TRACY STRONG

OUR STRONG COMMUNITY



LANDSCAPE
IMPROVEMENTS

PARK
RENOVATIONS

NEW TREES



STREET &
SIDEWALK
IMPROVEMENTS

ADDRESSING
BLIGHT

RECYCLING
EVENTS



TRACY MUNICIPAL AIRPORT

CITY PROJECTS



11th Street Bridge Replacement



Corral Hollow Road Widening



Wastewater Treatment Plant Expansion



Recycled Water Project



11th Street Median Landscape



PLAY Inside the Triangle



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MEASURE V

COMMUNITY AMENITIES

- Half-cent sales tax increase
- Approved by the voters in 2016
- Approx. \$9.2-million/year, over next 18 years
- Funds committed for community amenities
 - Respond to Quality of Life needs in Tracy





Lolly Hansen Senior Center Expansion





TRACY STRONG

New Legacy Fields Scoreboards



- Overall Dimensions: 11'6" high x 16'0" wide
- Arched A-Frame Truss w/ Routed Aluminum Logo: DA-1001-16: 3'0" high x 16'0" wide
- Baseball Scoreboard: BA-2022-APV: 6'6" high x 16'0" wide
- Sponsor Panel (Non-Backlit): 2'0" high x 16'0" wide (below Scoreboard)

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CITY OF TRACY, TRACY, CA

ALL DIMENSIONS ARE APPROXIMATE

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TRACY STRONG





STATE OF THE CITY 2019



GUEST SPEAKER

JOHN OH

THE|COMMONS

**Tracy City
Center
Association**

THE|COMMONS

DRINK • EAT • DRINK





GUEST SPEAKER

MARK
EVANS

KATERRA



KATERRA

BREAK NEW GROUND



- **Mark Evans**

General Manager – Kattera California
Factory Operations

- March 19th,
2019

- Our Vision

Better, faster,
cheaper
building
For everyone.
projects.

Katerra is an end-to-end building service provider.

Architecture | Interior Design | Engineering | Manufacturing | Building
Material Supply

General Contracting | Skilled Labor | Renovations

- Katterra Offices

- North America



- Katerra Factory
- Tracy, California

- Katerra's Tracy factory details:
 - 577,000 square foot facility
 - Located near rail, shipping ports and major highways.
 - Status: Under construction
- Established manufacturing presence in Central Valley to serve West Coast markets and gain access to talent
- Creates nearly 550 high-quality manufacturing jobs
- The Tracy factory will be Katerra's most advanced manufacturing facility
- Includes state-of-the-art machinery for production lines



Katerra's Tracy Factory is Slated to Become Operational in Summer of 2019.

- Factory Types
- Advanced Manufacturing Factories
- Kattera's advanced manufacturing facilities include fully-automated machinery for the following production:
 - Wood frame wall production lines
 - Automated floor truss lines
 - Automated cabinet and finish areas
 - Automated roof truss lines
 - Automated window line
 - Light gauge steel production lines
- In all factories, Kattera controls every aspect of its factory production through the following processes:
 - Precise measurements, and
 - Robotic controlled CAD construction.



RFID tags are displayed to label and track components from design to jobsite.



Kattera's advanced manufacturing facilities are the first of their kind in the industry.

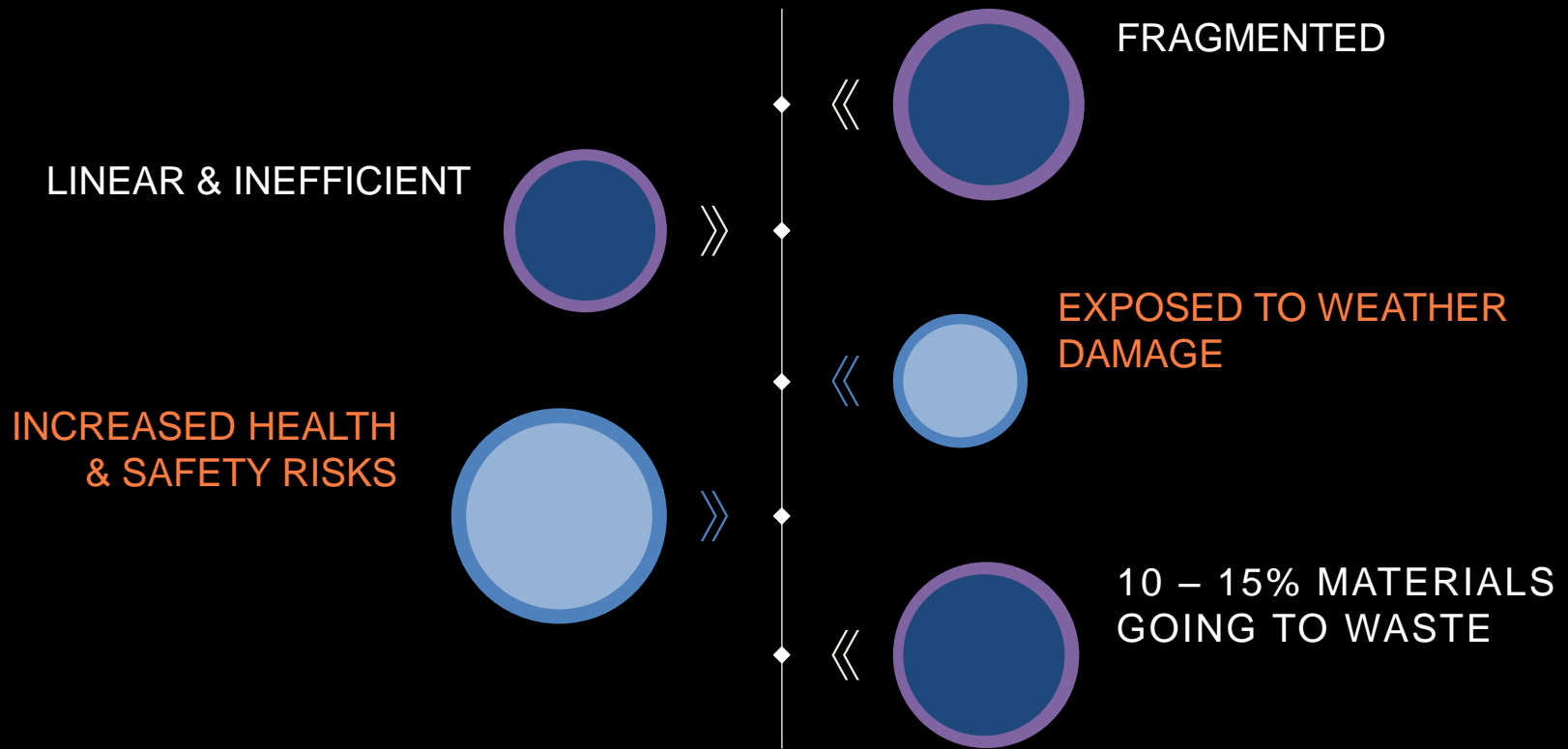
- Katterra Advantages
- Integrated Factory + Jobsite



Extending Factory Precision to the Jobsite

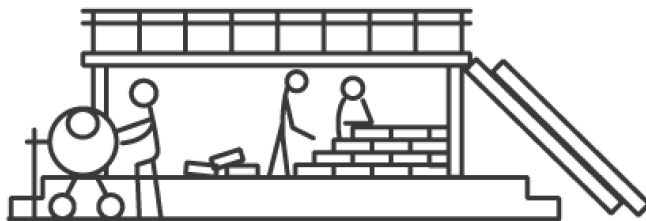
Shifting Labor from the Jobsite to the Factory



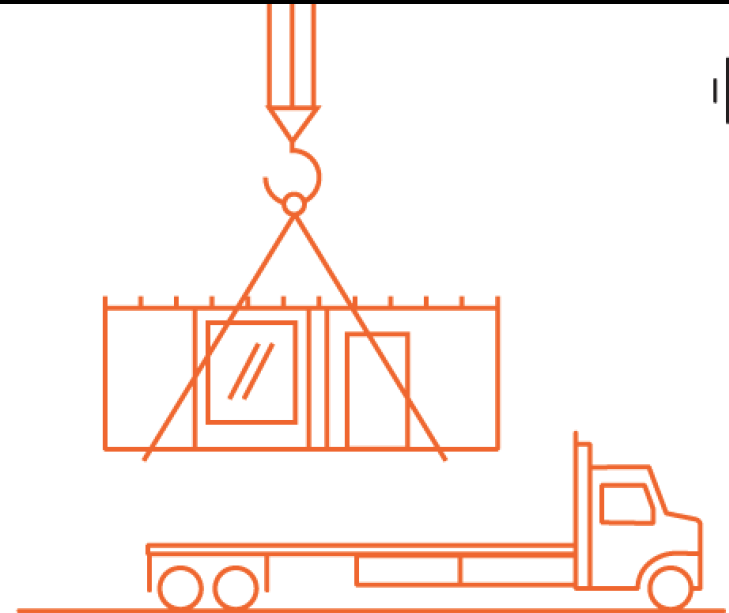


Our Mission

Transform the building industry by embracing a fully integrated model, optimizing every aspect of building design, materials supply, and construction.



Onsite



Offsite

Labor Productivity Increases By 30% On **Offsite** Projects

SOURCE: McGraw Hill



Thank You



GUEST SPEAKER

MICHAEL
TREE

**Tri-Valley – San
Joaquin Valley
Regional Rail Authority**

LAVTA



Corridor Snapshot

41

miles

7

stations

25,000

daily commute
rides by 2040

260

metric tons of carbon
dioxide equivalent/year
reduction in Greenhouse
Gas (GHG) emissions
by 2040

Seamless

connections to
BART and ACE

A Paradigm Shift: Connecting the Northern California Megaregion

Enabling Legislation:

(Assembly Bill 758) Project implementation that is fast, cost-effective and responsive to the goals and objectives of the communities it will serve.

From:

BART extension to Livermore

Decades of planning

4.8 miles of track

1 station

Cost: \$1.6 billion

To:

Valley Link

5 years to operation

41 miles of track

7 stations

Cost: \$1.8 Billion



Get on Board!



San Joaquin Valley

Downtown Tracy Station

New platform: Created at the existing Tracy Transit Center in Downtown Tracy to include new parking facilities.

Surrounding uses: Located in the center of Tracy's downtown, the station is surrounded by a walkable central business district and medium density residential neighborhoods.

Area Planning: Possible modifications of grade crossing at North Central Avenue.



Project Timeline

Project Feasibility Report Phase 1 | Completed July 2018

- Project goals
- Project alignment
- Stations
- Vehicles
- Service characteristics

Phase 2 | Due June 2019

- Funding plan
- Operator
- Project delivery plan

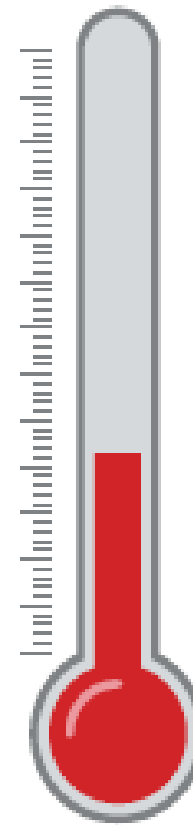
Environmental Review and Design

- MTC \$10.2 million funding allocation | Fall 2018
- Environmental scoping | Fall 2018
- Complete environmental clearance & design | Summer 2019

Final Design and Construction begins:

- 2019–2020

**Service Begins:
2023–2026**



**Goal:
\$1.8 Billion**

**Funding
Identified:
\$588 Million**



STATE OF THE CITY 2019