CITY OF MERCED

Merced Civic Center
678 W. 18th Street
Merced, CA 95340

Meeting Agenda

Finance and Economic Development Subcommittee

Wednesday, September 2, 2026	**2:30 PM**	**City Council Chamber, 2nd Floor, Merced Civic Center, 678 W. 18th Street, Merced, CA 95340**

NOTICE TO PUBLIC

WELCOME TO THE MEETING OF THE MERCED FINANCE AND ECONOMIC DEVELOPMENT SUBCOMMITTEE

At least 72 hours prior to each regular Subcommittee meeting, a complete agenda packet is available for review on the City's website at www.cityofmerced.gov or at the City Clerk's Office, 678 W. 18th Street, Merced, CA 95340. All public records relating to an open session item that are distributed to the Subcommittee will be available for public inspection at the City Clerk's Office during regular business hours. Spanish and Hmong translation is available at every regular meeting. Assisted hearing devices are available for meetings held in the Council Chamber.

TRANSLATION DISCLAIMER: The City of Merced offers automated translations of agenda materials as a convenience to the public. Translations are generated by software and may contain errors. The City does not guarantee the accuracy of translated content. If there is any difference between a translated version and the English version, the English version controls.

PUBLIC COMMENT: OBTAIN SPEAKER CARD FROM THE CITY CLERK

Members of the audience who wish to address the Subcommittee may submit a Request to Speak in one of the following ways:

- Complete a green Request to Speak card available at the back of the Council Chamber and submit it to the Clerk, preferably before the item is called and/or the meeting begins.
- Scan the QR code corresponding to your preferred language (English, Hmong, or Spanish) and follow the instructions.
- Submit a Request to Speak online by visiting PublicComment.cityofmerced.gov.

Individuals participating virtually by phone must provide a valid phone number so staff can identify the caller during the meeting and must use the number they registered with to call in. Please be patient as this is a new process and there may be some disruptions or issues. Staff will do their best to ensure an efficient and transparent meeting that complies with all applicable laws.

Comments may be emailed to EconomicDevelopment@cityofmerced.gov no later than 10 AM on the day of the meeting. Please specify on which portion of the agenda you are commenting, for example, Action Item #, Report #, or Public Comments. Material received before the deadline will be sent to the Subcommittee , part of the record, and mentioned as part of the Public Comment portion of the agenda. Any emails received by the 10 AM deadline will be posted on the City's website at www.cityofmerced.gov/government/city-council/council-meetings. Any correspondence received after the 10 AM deadline will be distributed to the Subcommittee and retained for the official record.

To view the official live video broadcast of the City Council meeting, visit the City's YouTube channel. For convenience, the meeting may also be viewed through the City's website at cityofmerced.gov, on Comcast Public Access Channel 96, or on AT&T U-verse Channel 99.

A. CALL TO ORDER

Pledge of Allegiance to the Flag

B. ROLL CALL

C. PUBLIC COMMENT

Members of the public who wish to speak on any matter not listed on the agenda may speak during this portion of the meeting and will be allotted 3 minutes. The Subcommittee may propose a further limit to the time available for all speakers in order to accommodate as many speakers as possible. State law prohibits the Subcommittee from acting at this meeting on any matter raised during the public comment period. Members of the public who wish to speak on a matter that is listed on the agenda will be called upon to speak during discussion of that item.

D. ACTION ITEMS

D.1. 26-742

SUBJECT: Discussion on the Roles and Duties and Setting Reoccurring Meeting Dates and Time for the Finance and Economic Development Subcommittee

REPORT IN BRIEF

The Subcommittee will discuss the roles and duties of the subcommittee and discussion how often this subcommittee should meet and make a recommendation to Council for final approval.

RECOMMENDATION

Provide Staff direction with the Subcommittee's recommendation for the subcommittee's roles and duties and how often the subcommittee meets.

D.2. 26-744

SUBJECT: Recommendation for Proposal Selection to the City Council for the Sale of City-Owned Real Property at 626 W. Main Street (APN

031-134-025)

REPORT IN BRIEF

Make a recommendation to the City Council to select a development proposal submitted in response to the City's Request for Proposals (RFP) for the City-owned property located at 626 W. Main Street (APN 031-134-025). The site is located south of Main Street, between M Street and N Street (Exhibit 1 - Location Map), and is adjacent to several undeveloped parcels. The property is approximately 2,500 square feet, zoned Central Commercial (C-C), and has a General Plan land-use designation of Regional Community Commercial (RC).

The parcel was appraised at $55,000 and was transferred from the Successor Agency to the former Redevelopment Agency and recently to the City of Merced on January 5, 2026, for future development purposes (see Exhibit 6 regarding this Administrative Report #26-039).

The City's RFP solicitation period ran from June 3, 2026, through June 30, 2026. During this time, staff received three independent development proposals from the following respondents:

- Hopton Properties, LLC (Exhibit 3)
- 626 W. Main St., LLC (Exhibit 4)
- ERE Construction (Exhibit 5)

RECOMMENDATION

Finance and Economic Development Subcommittee - Adopt a motion recommending City Council select the "Porch on Main" proposal submitted by Hopeton Properties, LLC, for the purchase of 626 W. Main St.

E. BUSINESS

E.1. 26-740

SUBJECT: Subcommittee Comments

REPORT IN BRIEF

Provides an opportunity for the Subcommittee Member(s) to make a brief announcement on any activity(ies) she/he has attended on behalf of the City and to make a brief announcement on future community events and/or activities. The Brown Act does not allow discussion or action by the legislative body under this section.

E.2. 26-739

SUBJECT: Request to Add Item to Future Agenda

REPORT IN BRIEF

Provides members of the Subcommittee to request that an item be placed on a future Subcommittee agenda for initial consideration by the Subcommittee members.

F. ADJOURNMENT