



YREKA CARNEGIE ADAPTIVE REUSE PLAN



The Siskiyou EDC will implement an adaptive reuse and placemaking strategy in 2023, to restore the Carnegie's former grandeur, to serve as a modern business innovation and tourism center in Siskiyou County.



SISKIYOU ECONOMIC DEVELOPMENT COUNCIL

The Siskiyou Economic Development Council's mission is to facilitate business growth, retention, and attraction to promote community prosperity in Siskiyou County. Our work builds on an enduring Memorandum of Understanding between the Siskiyou EDC, city jurisdictions, and the County of Siskiyou to leverage local assets, improve the local tax base, provide small business services, and advance the prosperity of our emerging economic sectors. The private non-profit maintains a qualified staff of economic development professionals who specialize in addressing challenges, leveraging funds, and overseeing robust infrastructure projects to benefit the rural communities of Siskiyou County.

Today, our work is a dynamic mix of services, investments, and community projects that make our county a better place to live, work, and visit. Together the staff and board pride themselves on being a model of performance and adaptability in an ever-changing climate of highly competitive and leveraged resources.

STAFF

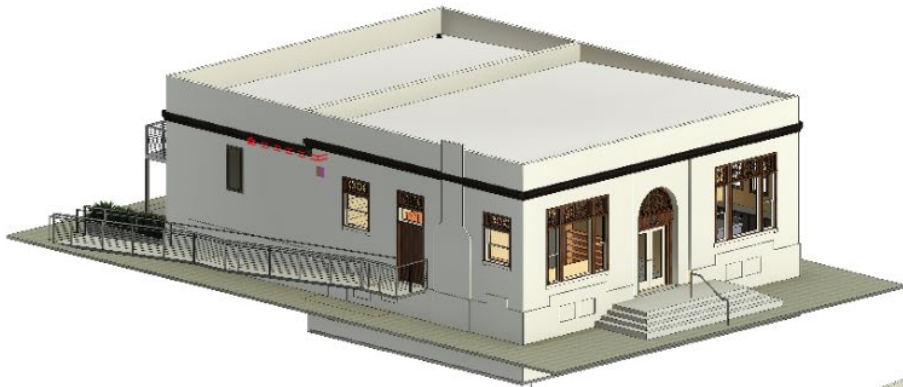
Tonya Dowse, Executive Director
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Niki Brown, Agriculture and Innovation
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Kevin Shinohara, Digital Marketing Manager
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Alia Roca-Lezra, Environmental and Strategic Initiatives
Amanda Harris, Philanthropic Investment
Jason Young, Business Development
Kory Hayden, Partner and Community Initiatives
Emma Iannios, Grant and Fiscal Compliance Analyst

The Siskiyou Economic Development Council is leading the acquisition and rehabilitation of Yreka's Carnegie Library, including the due diligence, fundraising and scale construction for its rehabilitation and reuse.

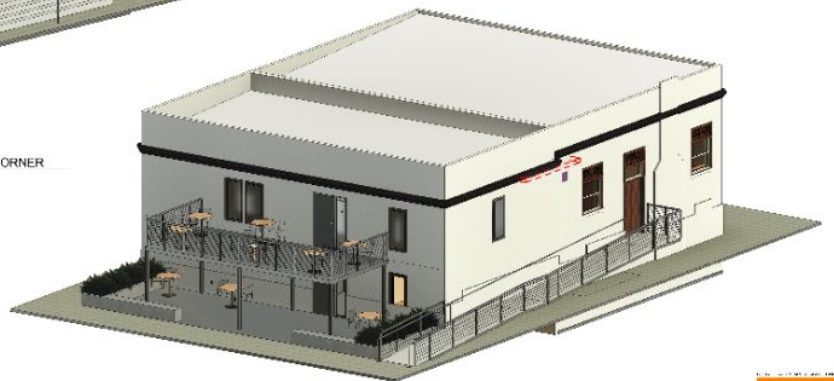
This investment will return long-term stability to the landmark location in the West Miner Historic District of Yreka, California.

The Carnegie adaptive-reuse project will inspire 5 million in new investment in Yreka's West Miner Historic District, as the Siskiyou EDC rehabilitates the **landmark location** and relocates its business, entrepreneur and tourism-facing services, and a professional 13-member team, within the building.

This Siskiyou EDC development project saves a national treasure, serves as a catalyst for the West Miner Historic District, creates jobs, and further positions Siskiyou County as a recognized destination for tourism.



4 VIEW - SOUTH-SOUTHWEST CORNER



2 VIEW - NORTH-NORTHWEST CORNER

YREKA CARNEGIE LIBRARY REHABILITATION
412 W MINER ST., YREKA, CA 96097
06/20/20



PROJECT AT A GLANCE



Building

- Yreka Carnegie Library Rehabilitation
- Address: 412 W Miner Street, Yreka CA (Siskiyou County)
- Originally built in 1915; National Registry Historic Places #92000270
- Building size 5,039 sf; Lot size 18,052 sq ft

City of Yreka

- Population 7,826
- Poverty rate 22.6%
- Median Income \$41,276; California \$78,672
- Siskiyou County Unemployment 4.4%

Developer

- Siskiyou Economic Development Council 501c(4)
- Siskiyou County Job Council 501c(3)
- Annual budget \$3,315,592

Notable Criteria

- Rural community, high poverty, low income, high unemployment
- Proven track record of job creation
- HUB Zone, Opportunity Zone
- Brownfield
- Historic registry in a Historic district
- Multiple FEMA Disaster declarations for fire and drought
- MHI-\$41,276; 52% of CA, 58% of national benchmark

Project Readiness

- Acquisition of property/site control (December 2022)
- Planning Complete: Architectural/ Engineering/Historical/Environmental (January 2023)
- Entitlements/Permits (March 2023)

Estimated Total Project (Predevelopment and Construction)

- Predevelopment and project costs exceed \$ 5,000,000.00

Community Benefit

The rehabilitated Carnegie location will prominently serve as an **innovation hub** for local industry, visitors, and events and conferences. Its programs will demonstrate substantial **job creation and retention** metrics, benefiting the low income, rural communities of Siskiyou County.

- Siskiyou Industry Innovation Center
- Siskiyou Small Business Development Center
- Carnegie Conference and Event Center
- Discover Siskiyou Basecamp
- Siskiyou EDC Headquarters (13 FTE)
- Historic District Revitalization Investment

FINANCING PLAN

Sources`		
Planning	Complete	\$ 395,000.00
Real Estate Equity	Complete	\$ 180,000.00
Cash Equity	Complete	\$ 250,000.00
USDA RISE Grant	Complete	\$ 627,000.00
Community Foundation	Pledged	\$ 400,000.00
Community Foundation	Pledged	\$ 250,000.00
CERF EDPP Grant	Applied	\$ 1,500,000.00
New Market Tax Credits	Applied	\$ 600,000.00
Community Foundation	Applied	\$ 50,000.00
Community Fundraising	Planned	\$ 50,000.00
Capital Campaign	Planned	\$ 707,775.00

Uses	
Predevelopment	\$ 395,000.00
Building/Property	\$ 180,000.00
Environ. Remediation	\$ 89,000.00
Construction	\$ 2,623,775.00
Furnishing/Fixtures	\$ 50,000.00
Lot Improvements	\$ 525,000.00
Construction Mngmt.	\$ 150,000.00

Sustainable Investment

The Siskiyou EDC has served the communities of Siskiyou County for over 37 years. Through committed, leveraged investment and specifically by locating its primary operations within the Carnegie, the project will be sustained long-term, and return-on-investment will be achieved. This development project will inspire regional connection, new investment, increased visits, and longer stays in Yreka's West Miner Historic District.

This development project brings together tourism services, business services, and convening space dedicated to furthering the region's goal for economic prosperity. The project will manifest economic resilience through its adaptive reuse.

This project capitalizes on the Carnegie's potential by restoring the building as a high-performing asset. The Siskiyou EDC will relocate its business, entrepreneur and tourism-facing programs and services, and its professional 13-member team, within the building.

Project Setting

The Carnegie Library is in the heart of Yreka's West Miner Street Historic District, serving as an important feature of the community's physical and cultural infrastructure for over 100 years. The Siskiyou EDC will rehabilitate the historical building and its 1970s addition to serve as a cornerstone of the community and downtown infrastructure for another 100 years. This project will showcase the Siskiyou EDC's direct investment in supporting rural downtown redevelopment, an indispensable factor to attracting both public and private capital supporting new economic opportunities within the community.

COMMUNITY BENEFIT

The project will introduce accessible business innovation and conference space in a prominent location in Yreka, CA. The project will locate business and tourism programs, and a visitor facing venue in the rehabilitated Carnegie building to benefit the rural communities of Siskiyou County.

The Siskiyou Industry Innovation Center

Modern on-demand spaces and programs to catalyze industry innovation and incubation programs. Innovation is essential to Siskiyou County's key industries as we provide programs, spaces and technical assistance to create jobs, new markets, and address climate issues.

Siskiyou Small Business Development Center

Direct support of local economic activity and job creation. Small business counseling/training and informational tools to support business start-ups and existing business expansion, in partnership with the SBA.

Carnegie Events and Conferences Center

Technology spaces for entrepreneurship and businesses innovation. Versatile, and inspiring **events and conference space** to convene keynote speakers, events and industry collaboration.

Discover Siskiyou Basecamp, Visitor Services

A showcase of local attractions, tourism assets, and travel experiences. **New visitor-facing programs** to provide tourists with unprecedented access and engagement with Discover Siskiyou, the county's official destination marketing brand. The Carnegie will showcase the best of Siskiyou's cultural, historical, and tourism assets. The program is the result of a long-time endeavor by local lodging properties to grow Siskiyou's overnight tourism economy.

Siskiyou Economic Development Council Headquarters (13 FTE)

The professional staff oversees several state and federally funded grant programs that drive investment in Siskiyou County **job creation and job retention** efforts.



TIMELINE AND MILESTONES

2019	
➤ Siskiyou EDC receives the USDA CF TAT grant to fund a conceptual and preliminary feasibility plan for adaptive reuse.	✓ Feasibility/Concept
2020	
➤ The City of Yreka issues an RFP for the purchase and reuse of the Carnegie Library. The Siskiyou EDC Proposal is selected/awarded.	✓ Purchase Proposal
2021	
➤ City of Yreka and Siskiyou EDC apply for, and receive the CDBG Planning Grant to fund the Historic Structure Report (HSR), Architectural and Engineering Plans and CEQA/NEPA permits.	✓ Technical Planning
➤ Siskiyou EDC completes Brownfields Phase I and II Assessment for environmental planning.	✓ Environmental Planning
➤ Siskiyou EDC applies for, and receives its first key investment. The USDA FY 2021 RISE Grant will provide \$627,000 for rehabilitation for business innovation.	✓ First Key Investment
2022	
➤ December. Project plans finalized and submitted for permitting.	✓ Plans and Permitting
➤ December. Development agreement finalized.	✓ Executed Agreement
2023	
➤ January. Capital campaign to secure remaining funds for construction.	Capital Campaign
➤ March. Permitting is finalized. The project is shovel ready.	Permitting
➤ October. Begin rehabilitation of the Yreka Carnegie Building/Lot	Construction
2024	
➤ Grand Opening. Siskiyou Business Innovation Center, Small Business Services, Carnegie Conference Center, Discover Siskiyou Basecamp	Grand Opening

PREDEVELOPMENT- COMPLETE

The Siskiyou EDC invested \$395,000 in funding for essential planning work. The completed planning activities include an initial feasibility and concept, architectural/engineering construction and ADA accessibility plans, site design, solar design, Historical Structure Report, Phase I/Phase II Environmental Assessments, and CEQA/NEPA . Upon completion of planning work, the project will be presented as “shovel ready”, thus eligible to pursue further capital investment.

Predevelopment Costs	
Project Feasibility- SEDC Cash Match Contribution to Planning Grants	\$ 16,200.00
Occupancy Feasibility- USDA Rural Development CFT Grant	\$ 28,800.00
Business Incubator Feasibility Study- USEDA Planning Grant	\$ 25,000.00
Architectural Plans, HSR, NEPA, CEQA- California CDBG Planning Grant	\$ 250,000.00
Phase I and II Environmental Assessment- USEPA Brownfields Grant	\$ 75,000.00
Total	\$ 395,000.00

ACHIEVING ADA COMPLIANCE

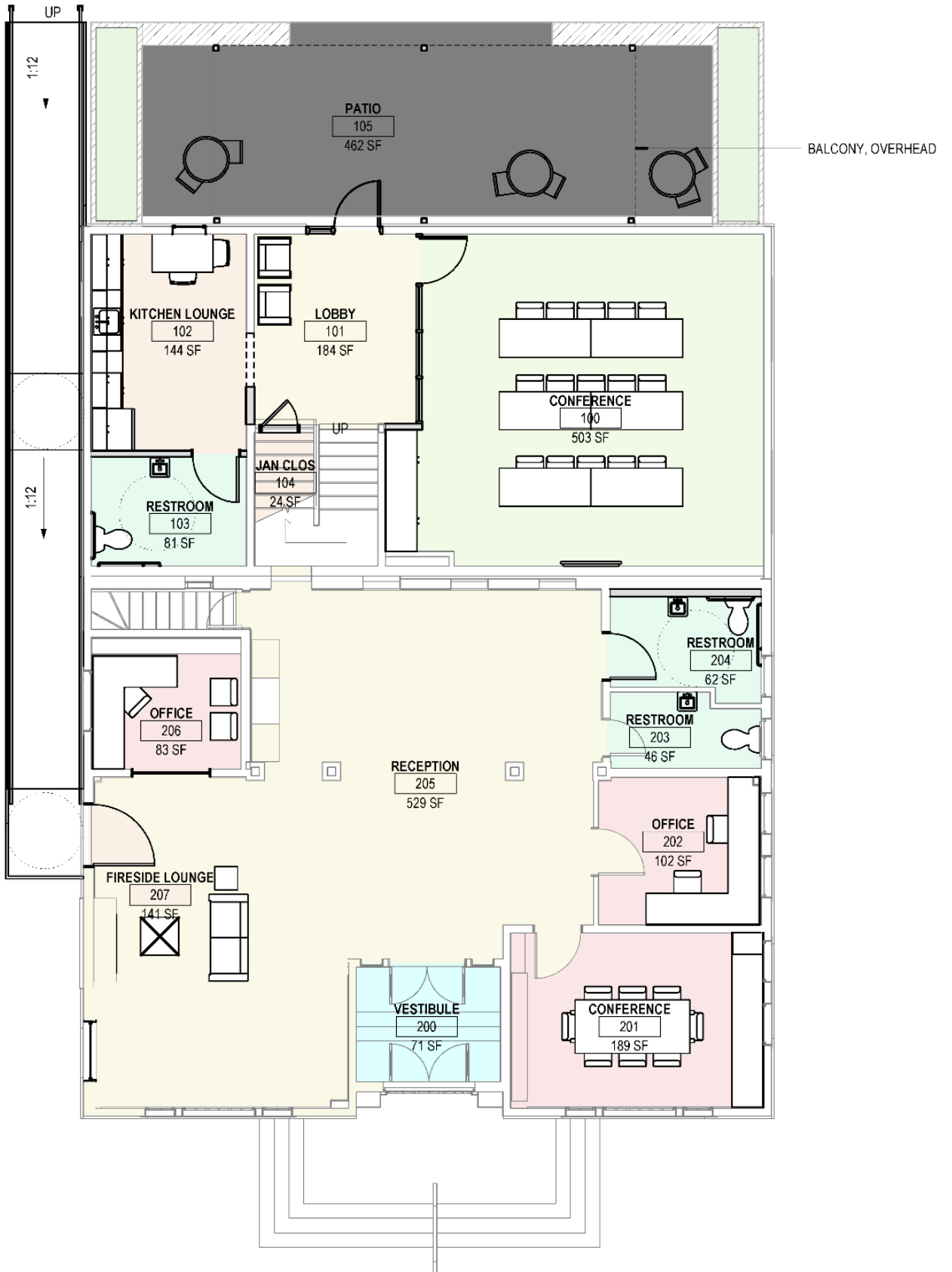
The Carnegie building consists of four levels. ORW has included accessibility improvements to meet ADA and California Building Codes, including ramp access, accessible doors, accessible restrooms, and an accessible events/conference room and kitchen.

- Main floor accessibility
- Main room restroom accessibility
- Conference room, kitchen, and restroom accessibility

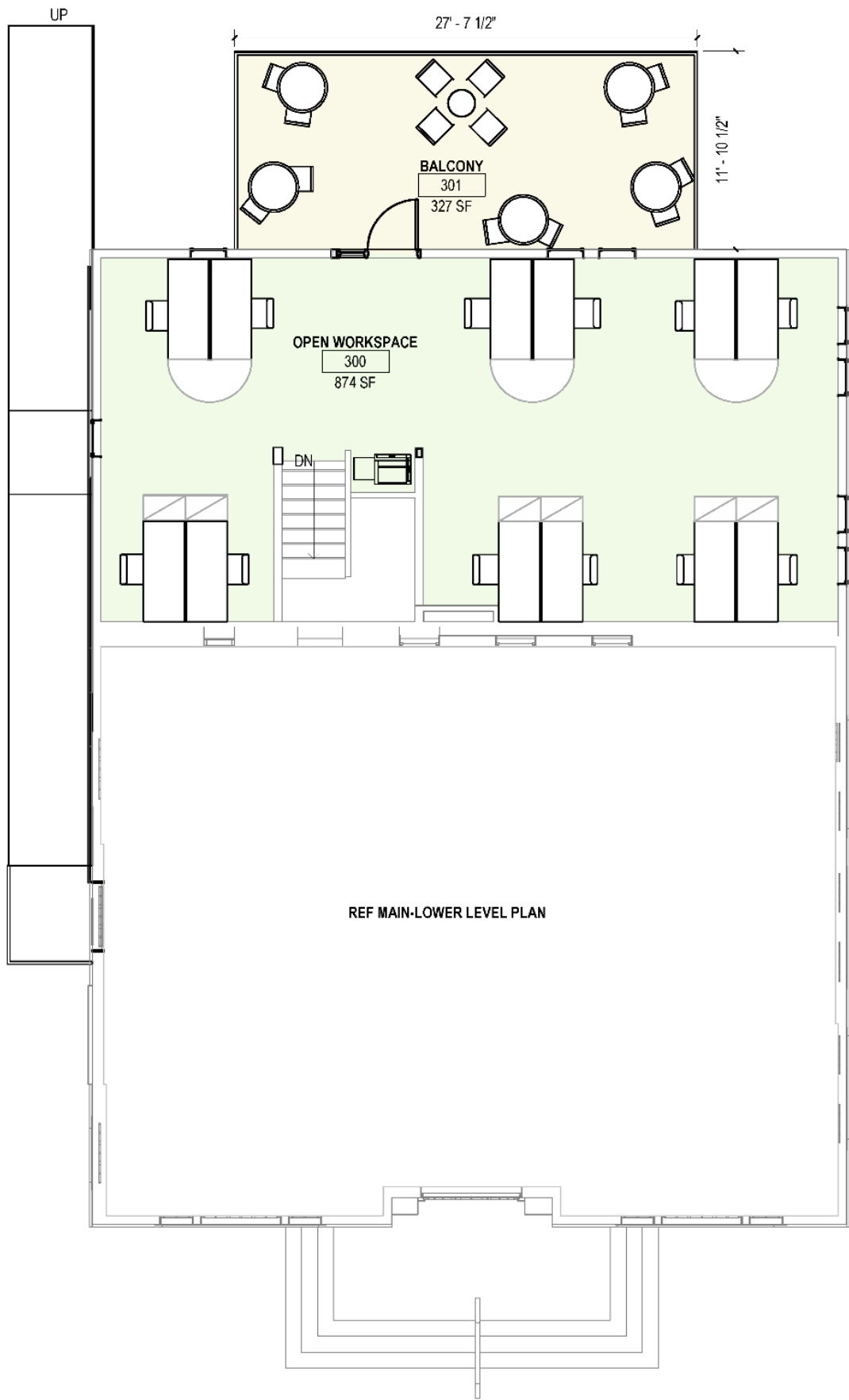
CONSTRUCTION- PENDING

The Siskiyou EDC will fully rehabilitate the original Carnegie Library, upgrade the mechanical systems, and remodel and redesign the 1980 addition to better accommodate current needs and technology. Initial construction work will include shoring-up the entire structure, abatement of known hazardous materials, addressing Americans with Disabilities Act (ADA) compliance, and upgrading all mechanical fixtures. As funding is available, the Siskiyou EDC intends to expand beautification efforts to the exterior landscaping and parking lot to further serve the community, local businesses, and visitors.

Estimated Construction Costs			
Building	Area (SF)	Cost/SF	Cost
Main Floor	1,570	\$ 500.00	\$ 785,000.00
Lower (Conferences)	1,045	\$ 625.00	\$ 653,125.00
Upper (SEDC)	1,045	\$ 625.00	\$ 653,125.00
Balcony (SEDC)	330	\$ 350.00	\$ 115,500.00
Basement	450	\$ 200.00	\$ 90,000.00
Subtotal:	4,440		\$ 2,296,750.00
Patio	590	\$ 150.00	\$ 88,500.00
Subtotal:	5,039		\$ 2,385,250.00
Construction Contingency: 10%			\$ 238,525.00
Total Construction			\$ 2,623,775.00
Building/Property			\$ 180,000.00
Environmental Cleanup/Remediation: Asbestos, lead paint			\$ 89,000.00
Reuse and Occupancy: Furniture, Signage, IT Installation, Etc. (\$15/sq. ft.)			\$ 50,000.00
Lot Improvements: Landscape and Hardscape, Exterior Lighting and Security, Fencing, Etc. (estimated \$20/sq. ft.)			\$ 525,000.00
Construction Management			\$ 150,000.00
Total			\$ 3,617,775.00



2 RENOVATION PLAN- LOWER - MAIN LEVEL
3/16" = 1'-0"



3 RENOVATION PLAN- MAIN - UPPER LEVEL
3/16" = 1'-0"

TESTIMONIALS

The Yreka Carnegie Library is vacant for the first time in 104 years. This offers a timely and imperative opportunity to rescue and reintroduce this beloved community asset and align its purpose with its intended use as a vibrant and meaningful facility.

**Brian Meek,
Yreka's Enrichment Club**

Yreka's effort to find and fund the site for Yreka's historic Carnegie Library was spearheaded primarily by local women; the effort serves as a great example of community spirit, to bring a sense of sophistication to the rough mining town of Yreka. Now, 100 years later, community is important once again, as we work to save the Carnegie. The Siskiyou EDC effort is "History in the Making."

**Mike Grifantini,
Siskiyou Historical Society**

The classical revival building, designed by W.H. Weeks, is a significant and elegant fixture and remains as tangible evidence of the city's 19th century regional prominence. Its potential for revitalization should not be seen as an isolated project, but realized as a project of essential inherent value to the City of Yreka, Siskiyou County, the north state, and the Carnegie legacy.

**Joan Smith-Freeman,
City of Yreka Council**

The Carnegie rehabilitation project will create an important and inspiring space for business innovation, where our actions will safeguard industry sectors in the decades ahead. The Siskiyou Economic Development Council arrives to this project with a portfolio of respected programs, a dedicated board, and a trusted relationship with local governments and our working landscape. We look forward to this project—as we seek innovative solutions for our business and peers through our involvement. Thank you for supporting California's rural communities, which are a key stakeholder in California's environmental and economic future.

**Kay Isbell,
Isbell Mountain Acres Quality Meats**

The Yreka Carnegie Library provides a crucial opportunity to restore and reintroduce Siskiyou County's most enduring, and significant historical building. On behalf of our mission to serve several emerging tourism sectors in Siskiyou, we support this project to expand public access, and to reintroduce a treasured heritage tourism experience in Siskiyou County.

**Heather Dodds,
Discover Siskiyou**



WHY THE SISKIYOU EDC IS UNIQUELY QUALIFIED

The Siskiyou EDC has the internal controls and administration to properly manage and oversee development projects that are crucial to supporting our regional, rural economies. Project experience and partners include;

City and County Jurisdiction Partners

The county and city jurisdictions invest annually in the Siskiyou EDC, to oversee a unified economic development strategy.

Foundation Partners- The Ford Family Foundation, McConnell, and CFNS

The Siskiyou EDC works collaboratively with several foundations to identify and support long-term solutions for Siskiyou County's economy and communities. Foundation investment in our work supports Siskiyou Business services and Siskiyou EDC strategies to a build resilient economic climate for Siskiyou's communities.

State, Federal and Key Partners

- U.S. Department of Commerce, Economic Development Administration (EDA)
- U.S. Environmental Protection Agency (EPA)
- U.S. Department of Agriculture (USDA)
- U.S. Department of Housing and Urban Development (HUD)
- U.S. Small Business Administration (SBA)
- California Dept. of Toxic Substance Control (DTSC) California Energy Commission (CEC)
- Cal Poly Humboldt State University (HSU)
- California's Dept. of Resources Recycling and Recovery (RMDZ)
- California Office of the Small Business Advocate (CalOSBA)
- Governor's Office of Business and Economic Development (GO-Biz)
- California State University, Chico (CED)

OUR PRINCIPAL PROGRAMS

Siskiyou Industry Innovation Center

In partnership with USDA RISE, the Siskiyou EDC will open the **Siskiyou Innovation Center**, providing innovation space and programs benefiting Siskiyou County industries and small businesses.

Siskiyou Small Business Development Center

The Siskiyou EDC advocated for the opening of the **Siskiyou Small Business Development Center** in 2016, to mitigate unemployment and provide resources to the most remote regions of Siskiyou County.

Small Business Micro assistance

The Siskiyou EDC manages a **1.5 million micro assistance fund**, to provide forgivable loans to eligible low- and moderate-income businesses for expansion and job creation.

Discover Siskiyou

The Siskiyou EDC joined forces with lodging properties in 2015, to implement **Discover Siskiyou**. Today Discover Siskiyou is Siskiyou County's premier organization for marketing and advocating for local tourism. The tourism improvement district has generated over \$3 million to market Siskiyou as a travel and tourism destination with the outcome of increased sales and revenues for local lodging businesses.

Siskiyou Farm Co.

The Siskiyou EDC recently created and launched **Siskiyou Farm Co.**, an online platform and distribution system to connect local farm and ranch products to consumers. The program is in beta-testing, with the public launch planned for Spring of 2023.

Brownfields

The Siskiyou EDC manages a **US Brownfields program**, in partnership with the EDA, to assess and cleanup former mill sites, for redevelopment in Siskiyou County.

STAFF EXPERIENCE

The Siskiyou EDC is a private non-profit, governed by an esteemed group of volunteer board members that represent the diverse private and public leaders across the county. The Executive Director, Tonya Dowse offers a 20+ year track record of economic development experience and is supported by a dynamic staff of economic development professionals who specialize in addressing challenges, leveraging funds, and overseeing robust infrastructure projects and contracts to benefit the rural communities of Siskiyou County.

The **Siskiyou EDC's professional staff** is comprised of the following:

- **Tonya Dowse**, Executive Director
- **Jen Thackeray**, Finance Director
- **Niki Brown**, Agriculture and Innovation
- **Tandy Thackeray**, Agriculture and Innovation
- **Quintin Gaddy**, Small Business Services
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- **Jason Young**, Business Development
- **Kory Hayden**, Partner and Community Initiatives
- **Emma Iannios**, Grant and Fiscal Compliance Analyst

OUR BOARD OF DIRECTORS

Siskiyou EDC **board members** represent the diverse private and public leaders across the county. Together the board and staff pride themselves on being a model of performance and adaptability in an ever-changing climate of highly competitive and leveraged resources.

- **President Mark Klever**, Dean, COS Career & Technical Education
- **Vice-President Brian Cowley**, Owner Cowley D&L
- **Secretary Louie Dewey**, Owner Cave Springs Resort
- **Treasurer Karley Buhl**, VP Area Manager, Mechanics Bank
- **Past President Eric Levesque**, General Manager, Plant Sciences
- **Angela Davis**, Administrator, County of Siskiyou
- **Brian Meek**, Retired, City Manager
- **Kit Marshall**, Owner-Operator, Castle Rock Water
- **Sparrow Tang**, Owner Denny Bar Co.



CONTACT US

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cc. ORW Architecture Plans

