

YREKA CARNEGIE

HISTORY
IN
THE MAKING

REHABILITATION



CARNEGIE
LIBRARY BUILDING
WAS ADDED TO THE
NATIONAL REGISTER OF
HISTORIC PLACES
BY THE UNITED STATES
DEPARTMENT OF THE INTERIOR
1915



- WELCOME -

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County Supervisor, District 4

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City of Yreka, Mayor

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- USDA RURAL DEVELOPMENT -

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USDA Rural Development State Director

- CALIFORNIA JOBS FIRST -

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Executive Director, SEDC

- Acknowledgements -

California Jobs First
USDA Rural Development
US Environmental Protection Agency
US Department of Housing & Urban Development

The City of Yreka
The McConnell Foundation
The Ford Family Foundation

Tri Counties Bank
Ag West Farm Credit
The Pacific Corp Foundation
Siskiyou Women in Business

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Innovation, Resiliency, and Community Benefit

The Siskiyou Economic Development Council has stewarded a multi-year, community supported and inclusive process to develop an adaptive reuse and placemaking strategy for Yreka's historic Carnegie Library. The strategy comprises community visioning, site acquisition and development planning, architectural/engineering/historical plans, environmental assessment/remediation, permitting, and construction. Today, the project is shovel-ready, with construction beginning in March. The SEDC has successfully secured \$5 million in state, federal, foundation and local funding to complete construction and transform the shuttered landmark into an inspirational, iconic community asset.

The SEDC will repair and reintroduce Yreka's Carnegie building as a key, thriving fixture of Miner Street. Its design includes ADA accessibility and multi-purpose, adaptable convening spaces. Its programming will draw pedestrians to downtown, and serve the diverse needs of Siskiyou County's businesses, entrepreneurs, and industry leaders. It will showcase best practices in local economic development, public-private investment strategies, and business services/resources. It will stand as a physical demonstration of rural innovation and serve as a model for community resiliency. Most importantly, its careful rehabilitation will catalyze Miner Street's revitalization through business innovation.

The project, supported by a distinguished California Jobs First Pilot Award, a USDA RISE award, and community partners, will play a crucial role in bringing businesses together, and catalyzing new investment on Miner Street, while preserving Carnegie's historical significance.



Maria Gallegos Herrera
USDA Rural Development
State Director

"Rural economies are diverse and require vision and leadership to thrive. These are the qualities USDA Rural Development sees in the Siskiyou County economic development team and their rehabilitation of Yreka's historic Carnegie Library. We are so pleased to award a Rural Innovation Stronger Economy (RISE) grant to this project which will invite business innovation and job creation, and generally uplift the entire region."

Grand Opening	10/2024
Occupancy	10/1/24
Load Into Building	9/15/24
Punch List Meeting	9/9/24
Project Complete	8/28/24
Ground Breaking Ceremony	4/5/24
General Construction Begins	3/1/24
Pre-Construction Meeting	12/13/23
Notice to Proceed	12/8/23
Selection of Candidate	12/5/23
CMAR Interviews	11/30/23
RFP Proposals Due	11/6/23
Pre-Proposal Conference	10/19/23
Bid Advertising	10/4/23
SHPO Section 106 Approval	6/7/23



THE HISTORY

The Yreka Carnegie Library has marked the community's physical and cultural infrastructure for over 100 years. The building, was designed by W. H. Weeks and completed in 1915. It exhibits Classical Revival architecture. Today, it stands as a testament to the community spirit and efforts that brought a Carnegie library to Yreka. The landmark was added to the National Register of Historic Places in 1992.

SISKIYOU ECONOMIC DEVELOPMENT

In 2019, the City of Yreka conducted a competitive process to lead the Carnegie Library's adaptive reuse plan. The SEDC was selected for their innovative and forward-thinking approach to the project and for their outstanding track record. The SEDC was awarded title to secure diverse funding, provide clear community benefit, contribute to Miner Street's revitalization, and include ADA accessibility standards in its design.



"This redevelopment project saves a national treasure, serves as a catalyst for the West Miner Historic District, promotes investment, supports businesses, creates jobs, and further positions Siskiyou County as a recognized destination for tourism."

Mark Klever, SEDC Board
College of the Siskiyous
Dean of Academic Affairs, CTE

CALIFORNIA JOBS FIRST

Building a Community-Led,
Climate-Forward Economy



CONSTRUCTION SOURCES

CA Jobs First Award	\$1,500,000
Other Funding Requested	\$1,050,000
NMTC Investment	\$ 921,400
USDA RISE Construction	\$ 627,000
McConnell Foundation	\$ 500,000
Ford Family Foundation	\$ 250,000
Local Community Support	\$156,750

Total \$5,005,150

CONSTRUCTION USES

GMP Carnegie Rehabilitation	\$2,901,903
Exterior Site Renovations	\$ 700,000
Energy Efficiencies/Systems/Solar	\$ 392,000
Roofing Replacement	\$ 330,000
Technology/GMP Contingencies	\$ 317,596
Furnishings/Fixtures/Equipment	\$ 200,000
Regulatory Fees	\$ 68,586
Architecture & Engineering Admin	\$ 56,565
CMAR Design Work	\$ 38,500

Total \$5,005,150



The rehabilitated Carnegie building will provide a new venue to support business innovation, events and conferences, and industry resilience in Siskiyou County. The \$5 million dollar project is supported by state, federal and local initiatives, including a prestigious USDA RISE award and a California Jobs First Pilot Award. These distinguished awards will help Siskiyou County's communities build industry resiliency, good jobs, and local entrepreneurship that will help build a resilient rural economy for years to come.



DISCOVER SISKIYOU

The rehabilitated Carnegie building will serve as a featured asset of the Discover Siskiyou tourism brand. The location will inspire visitors to frequent Yreka's West Miner Historic district and will provide a new venue to support events and conferences in downtown Yreka.



SMALL BUSINESS DEVELOPMENT CENTER

Technical assistance to support small businesses will be a central function of the reimagined Carnegie building. Its design and programming will provide businesses with access to meeting spaces, resources and curriculum to start, grow and evolve in today's market. The location will serve as the Shasta-Cascade Small Business Development Center.



SISKIYOU COUNTY ECONOMIC DEVELOPMENT

The landmark location will serve as the permanent headquarters for the Siskiyou County Economic Development Council and its team of dynamic professionals. The legacy project will save a national treasure, and catalyze revitalization of Miner Street.



INNOVATION AND BUSINESS ENTREPRENEURSHIP

The Carnegie will hold programs to support agriculture, forestry, outdoor tourism, and entrepreneurship. It will coalesce a USDA RISE program, a California Innovation Hub, and the Siskiyou Climate Collaborative, to help local businesses reach new markets and face climate challenges.

PROJECT IMPACT

Estimated Overall Project

- \$5,005,150

Building Saved

- 412 W Miner Street, Yreka CA
- Originally built in 1915
- National Historic Registry #92000270
- Building size 5,039 sf
- Lot size 18,052 sq ft

Downtown Impact

- 15 FTE direct employment
- 162 FTE indirect/induced employment
- \$1,500,000 direct labor income
- \$4,576,850 indirect/labor income
- \$230,000 local taxes
- \$2,265,000 total taxes

Notable Criteria

- Rural community, high poverty
- Low income, high unemployment
- HUB Zone, Opportunity Zone
- US EPA Brownfield Site
- Multiple FEMA Disaster declarations
- MHI-\$45,000

CONSTRUCTION IMPACT

Term of construction:

- 8 FTE direct employment
- 10 FTE indirect/induced employment
- \$1,205,800 direct labor income
- \$498,300 indirect/induced labor income
- \$83,600 in local taxes
- \$685,400 in total taxes

PROGRAM IMPACT

- 500 rural businesses served
- 1,250 jobs supported
- \$3,500,000 capital infusion
- \$13,145,000 leveraged benefit

*ENPLAN Analysis

North State Collaborative- CSU, Chico

CITY OF YREKA

7,926

Population

MEDIAN INCOME:

\$45,000

Siskiyou County

Median Household Income is less than 60% of CA MHI. (www.policymap.com)



AUSLAND GROUP

Ausland Group is contracted by the Council to serve as the project's Construction Manager at Risk (CMAR).

www.auslandgroup.com



ORW ARCHITECTURE

ORW was contracted to prepare architecture/engineering plans, in compliance with California's State Office of Historic Preservation for rehabilitation.

www.orwarchitecture.com



GEOCON CONSULTANTS INC.

Geocon Inc. conducted a Phase I Brownfield assessment to determine any remediation needs for the rehabilitation project.

www.geoconinc.com



SOLARIS COMMUNITY CAPITAL

Solaris Community Capital is providing the Council with advisory and consulting services to access New Markets Tax Credits.

www.solariscommunitycapital.com

The Carnegie project represents a major step forward in our region's efforts to catalyze economic growth and create dedicated space that will support industry and climate resiliency. This investment supports the revitalization of Yreka's Miner Street, which is an important collection of historic buildings and retail businesses that create a sense of place for Siskiyou County.

OUR STAFF

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