

COUNTY OF SONOMA AGENDA ITEM SUMMARY REPORT			Clerk of the Board Use Only Meeting Date ___/___/___ Agenda Item No: _____																																
Department: Community Development Commission			() 4/5 Vote Required																																
Contact: Kathleen H. Kane	Phone: (707) 565-7505	Commission Date: 8/4/09	Deadline for Commission Action:																																
AGENDA SHORT TITLE: Russian River Redevelopment Project – Monte Rio Recreation & Park District Sports Court Repair and Resurfacing Project REQUESTED COMMISSION ACTION: Resolution of the Sonoma County Community Development Commission (Commission), in its capacity as the governing body of the Sonoma County Community Redevelopment Agency, approving a Grant Agreement with the Monte Rio Recreation and Park District for the construction of the Sports Court Repair and Resurfacing Project in an amount not to exceed One Hundred Forty-Four Thousand Five Hundred Dollars (\$144,500), and authorizing the Commission’s Executive Director to execute the Agreement and to make minor, non-substantive changes to the Agreement following review and approval of County Counsel as to form.																																			
CURRENT FISCAL YEAR FINANCIAL IMPACT <table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left; border-bottom: 1px solid black;">EXPENDITURES</th> <th style="border-bottom: 1px solid black;"></th> <th style="text-align: right; border-bottom: 1px solid black;">ADDNL. FUNDS REQUIRING BOARD APPROVAL</th> <th style="border-bottom: 1px solid black;"></th> </tr> </thead> <tbody> <tr> <td>Estimated Cost</td> <td style="text-align: right;">\$ 144,500.00</td> <td>Contingencies</td> <td style="text-align: right;">\$</td> </tr> <tr> <td></td> <td></td> <td>(Fund Name:)</td> <td></td> </tr> <tr> <td>Amount Budgeted</td> <td style="text-align: right;">\$ 144,500.00</td> <td>Unanticipated Revenue</td> <td style="text-align: right;">\$</td> </tr> <tr> <td></td> <td></td> <td>(Source:)</td> <td></td> </tr> <tr> <td>Other Avail Approp (Explain below)</td> <td style="text-align: right;">\$</td> <td>Other Transfer(s)</td> <td style="text-align: right;">\$</td> </tr> <tr> <td></td> <td></td> <td>(Source:)</td> <td></td> </tr> <tr> <td>Additional Requested:</td> <td style="text-align: right;">\$</td> <td>Add'l Funds Requested:</td> <td style="text-align: right;">\$</td> </tr> </tbody> </table>				EXPENDITURES		ADDNL. FUNDS REQUIRING BOARD APPROVAL		Estimated Cost	\$ 144,500.00	Contingencies	\$			(Fund Name:)		Amount Budgeted	\$ 144,500.00	Unanticipated Revenue	\$			(Source:)		Other Avail Approp (Explain below)	\$	Other Transfer(s)	\$			(Source:)		Additional Requested:	\$	Add'l Funds Requested:	\$
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Explanation (if required): Funds are available from FY 09-10 non-housing project funds																																			
Prior Board Action(s): 7/11/00 – Board adopted Ordinance No. 5249 adopting the Russian River Redevelopment Plan. 7/11/00 – Board adopted Resolution No. 00-0851 establishing the RRROC to advise regarding redevelopment funding for capital projects 4/1/08 – Board approved the Sonoma County Policy Guidance for Use of Redevelopment Funds 6/3/08 –Commission adopted Resolution No. 08-0513 approving FY 2008/09 through FY 2012/13 Five Year Implementation Plan for the Russian River Redevelopment Project.																																			
Alternatives - Results of Non-Approval: MRRPD may have to close and lock the existing tennis courts, thereby creating additional blight in the Russian River Redevelopment Project Area.																																			

Background: [MRRPD Letter of Request and Grant Agreement are file with the Clerk of the Board]

On July 11, 2000, the Board of Supervisors (Board) adopted Ordinance No. 5249 adopting the Russian River Redevelopment Plan (Redevelopment Plan) to establish the Russian River Redevelopment Project Area (Project Area) and Resolution No. 00-0851 calling for the formation of a Russian River Redevelopment Oversight Committee (RRROC) to advise the Board and the Sonoma County Community Development Commission (Commission) regarding use of redevelopment funding for capital projects in the Project Area.

The Monte Rio Recreation and Park District (MRRPD) is requesting redevelopment grant funds for the proposed Sports Court Repair and Resurfacing Project, which represents one part of MRRPD's overall master plan for facility improvements for their Monte Rio Youth Center, Amphitheater and Sports Complex, located at 9925 Main Street in Monte Rio. Attached is MRRPD Resolution No. 00345 which states that "the MRRPD does not have sufficient funds from its Operating Budget, Reserves or secured grants to fund the completion of the project". During the flood of January 2006, the property sustained damage due to inundation. The MRRPD is required to repair this damage and is using \$32,669 of its own funds, as well as \$161,303 obtained from the Federal Emergency Management Agency (FEMA), the State Per Capita Bond Act, County Regional Parks Community Partnerships for Youth, and private donations to complete other components of the master plan for the facility.

The Sports Court improvements to be financed with the requested redevelopment grant would include:

- resurfacing and re-striping of the two existing tennis courts, which are cracked and buckled due to root and storm damage and are currently unusable;
- resurfacing and restriping of the existing practice area, which is cracked, damaged and underutilized and which will be converted to a new regulation size basketball court;
- installation of new tennis net poles, nets, wind-screening and basketball backboards; site improvements, including repair and relocation of existing fencing to accommodate the new courts reconfiguration;
- new ADA compliant parking area with new sidewalk paving for ADA access;
- replacement of low retaining walls that are failing; and
- installation of new low retaining walls to stop erosion of the tennis courts and to promote bank stabilization.

MRRPD received bids for the Project on February 13, 2008. Due to various other work priorities, this project was delayed. On July 22, 2009, the MRRPD contacted the firms that submitted the high and low bids in February. Both firms reported that their bid quote would most likely come in at a lower amount were they to bid it out today as the cost of materials has declined since the original bids.

Attachments:

Resolution
MRRPD Board Resolution

On File With Clerk:

Letter of Request from MRRPD dated May 4, 2009
Professional Services Agreement

CLERK OF THE BOARD USE ONLY

Board Action (If other than "Requested")

Vote:

Background (continued)

At its meeting on March 20, 2008, the RRROC voted unanimously to recommend Board approval of up to \$144,500 in redevelopment funding for the Project. Based on the information provided by the prior bidders, however, should the MRRPD receive funding for the Project, it plans to re-bid the Project. The amount requested in this item is a not to exceed amount, and the CDC and MRRPD expect the actual cost to be lower.

The project is exempt from the requirements of the California Environmental Quality Act (CEQA) in accordance with the provisions of Section 15301 of the CEQA Guidelines, in that it is the rehabilitation of an existing facility.

The proposed Project meets the goals of the Redevelopment Plan and the 2008-2013 Five-Year Implementation Plan for the Project Area through the implementation of goal and objective No. 13, which provides for "The provision of recreation and park facilities for both local residents and visitors, and improved accessibility to recreational assets". The Project directly responds to this goal through improved facilities, which would reinstitute athletic activities such as tennis group tournaments and practice sessions, summer tennis lessons, after-school badminton and volleyball games. The new basketball court will promote local games for youth and adults. The Project will also provide for necessary ADA improvements. These Monte Rio recreational facilities attract both local residents and visitors. (According to the Press Democrats snippet by Chris Smith on July 27, 2008, Bill Gates, while visiting the Bohemian Grove, desired to play tennis at Monte Rio but found the court lacking and went down the road to find alternative accommodations.)

The proposed Project would respond to the finding in the Report to the Board (Report) that accompanied adoption of the Russian River Redevelopment Plan which sites "Lack of community centers, recreational facilities, and educational facilities" as a condition under Substandard and Deficient Public Improvements. Additionally "Provision of recreation and park facilities for both local residents and visitors, and improved accessibility to recreational assets is listed in the Report as a "Specific Goal and Objective". This project would remove blight by repairing infrastructure that is dilapidated and deteriorated to such a state that it substantially hinders the economical and viable use of the property. If the Project is not funded at this time, the MRRPD may have no alternative but to close and lock the existing tennis courts to ensure public safety.

The proposed Project would qualify under the Sonoma County Policy Guidance for Use of Redevelopment Funds under the "Moderate Priority" category as a "Public recreation [project] the primary purpose of which is to remove blight and/or support economic development".

The CDC received a letter of request dated May 4, 2009 (with attachments) from Suzi Schaffert, MRRPD Board Chair (on file with the Clerk of the Board) which provides supporting documentation of the importance of the Project as it relates to the overall recreational offerings of the Monte Rio Youth Center, Amphitheater and Sports Complex and the benefits those offerings have for locals, visitors and the County tax base. The MRRPD's master plan provides as one of its goals "encouraging economic growth in the area by increasing recreational opportunities that will attract tourists to the area". The MRRPD purports that the project will boost the local economy by increasing amenities available to potential visitors and provides detailed reports on the property tax increase projections based on recreational and park facilities and spin-off destination spending that is generated based on recreation activities. The Letter of Request includes the Sonoma County Outdoor Recreation Plan report which states that for every \$1 spend on recreation, approximately \$7.5 is spent on related local retailers.

The attached Resolution approves and authorizes the Commission's Executive Director to execute the Grant Agreement between the Commission and the MRRPD. The Agreement includes an approved budget of up to \$144,500 for completion of improvements including flood repair, flood mitigation, court resurfacing, accessibility upgrades and improvements to path and parking area, as well as construction/project administration associated with the Project. The Resolution further authorizes the Executive Director to make minor, non-substantive changes to the Agreement following review and approval of County Counsel as to form.