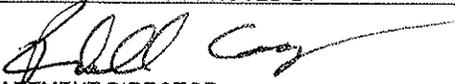




REPORT TO THE CITY COUNCIL

AGENDA ITEM NO.
COUNCIL 1/8/08
APPROVED BY

DEPARTMENT DIRECTOR
CITY MANAGER

January 8, 2008

FROM: RANDALL L. COOPER, Director
Parks, After School, Recreation and Community Services Department

BY: JERRY HAYNES, Assistant Director
PAUL MELIKIAN, Administrative Manager
Parks, After School, Recreation and Community Services Department

SUBJECT: ADOPT A RESOLUTION OF THE COUNCIL OF THE CITY OF FRESNO ADOPTING THE 52nd AMENDMENT TO THE ANNUAL APPROPRIATION RESOLUTION NO. 2007-214 APPROPRIATING \$2,000,000 IN PARK IMPACT FEES FOR THE PURCHASE OF A NEIGHBORHOOD CENTER/GYMNASIUM FROM THE FRESNO COUNTY ECONOMIC OPPORTUNITIES COMMISSION

KEY RESULT AREA: ONE FRESNO

RECOMMENDATIONS

It is recommended that the Council approve the resolution appropriating \$2,000,000 in Park Impact Fees for the purchase of the Fresno County Economic Opportunities Commission (EOC) Neighborhood Youth Center/Gymnasium and land.

EXECUTIVE SUMMARY

In July 2004, the RDA and EOC entered a DDA where under land assembled by the RDA with tax increment funds was transferred to the EOC restricted to project development and use. In November 2005, the EOC/Local Conservation Corps (LCC) offered to provide the Parks, After-School, Recreation and Community Services (PARCS) Department with certain project land ownership (deed) and off-site improvements if PARCS would commit to fund and operate the Neighborhood Youth Center/Gymnasium located in Southwest Fresno at California and Elm Avenues (Youth Center). More recently discussions have turned to City's turn key purchase of the Youth Center conditioned upon (i) approval by state funding source(s), (ii) City's assumption of EOC's obligations and responsibilities re the Youth Center (only) under a July 2004 RDA/EOC project DDA and RDA's consent thereto, and (iii) EOC completion of construction and acceptance of the EOC Youth Center following issuance of occupancy permit. To date EOC has invested approximately \$1,382,750 in EOC funds in the Youth Center. The anticipated completion date for the Youth Center is February 2008.

PRCS staff presented this project to the Parks Commission who unanimously supported priority use of Impact Fees and recommended that City Council approve.

On December 5, 2006 the City Council approved the Park Impact Fee Bond Reimbursement Resolution for \$29,400,000 which included \$3,300,000 for the EOC Neighborhood Youth Center/Gymnasium.

This building will be a multi-use facility. The Emergency Generator System for the building would allow it to be used for an Emergency Operations Center and as a multi-use Emergency Response Site. Currently the City of Fresno has one building with an emergency generator. The last gymnasium built by the City was Frank H. Ball Center in 1940.

City staff has met continually with EOC staff and the contractor to ensure the building will be modified, designed and constructed to accommodate increased and expanded PACRS activities and programs and Emergency Operations Center building requirements. These building and site improvements generate a new cost of \$4,500,000.

PARCS worked with the Real Estate Division and requested that an appraisal be done on the entire property. On July 20, 2007 an Appraisal Report was received from Real Property Analyst which identified \$5,800,000 as the value of property when the building is completed.

On December 18, 2007 the City Council conditionally authorized negotiation and entry of project documents with the State of California and the Fresno County Economic Opportunities Commission and the Fresno Redevelopment Agency for the City's purchase and use of the Fresno County Economic Opportunities Commission (EOC) Neighborhood Youth Center/Gymnasium and land (2.19 acres) at an acquisition cost not to exceed \$4.5 million.

KEY OBJECTIVE BALANCE

This recommendation addresses the three key objectives of Customer Satisfaction, Employee Satisfaction and Financial Management by:

1. Providing a much needed facility and amenities to the community.
2. Providing employees with a flexible facility to support the delivery of programs and an opportunity for advancement.
3. By leveraging the EOC investment, the City's financial resources are maximized. The City of Fresno benefits from the \$1,382,750 EOC investment in the Neighborhood Youth Center/Gymnasium project.

BACKGROUND

In July 2004, the RDA and EOC entered a DDA where under land assembled by the RDA with tax increment funds was transferred to the EOC restricted to project development and use. The Fresno County Economic Opportunities Commission (EOC) Local Conservation Corp (LCC) then began identifying funding and designing a four building campus complex. This complex, located in Southwest Fresno at California and Elm Avenues, would include a Charter Vocational School (including a Maintenance Yard), Preschool (Headstart Program), Administration Building and a Neighborhood Youth Center/Gymnasium. The EOC has successfully completed project design, permitting bid and award. The Youth Center portion of the campus complex is nearing completion.

In November 2005 the Fresno County EOC/LCC approached the Parks, After-School, Recreation and Community Services (PARCS) Department and presented them with an opportunity to partner on or otherwise

become involved in the Youth Center. Initially EOC offered to provide PARCS with land ownership (deed) and off-site improvements if PARCS would commit to fund and operate the Youth Center. More recently discussions have turned to City's turn key purchase of the Youth Center conditioned upon (i) approval by state funding source(s), (ii) City's assumption of EOC's obligations and responsibilities re the Youth Center (only) under a July 2004 RDA/EOC project DDA and RDA's consent thereto, and (iii) EOC completion of construction and acceptance of the EOC Youth Center following issuance of occupancy certificate. To date EOC has invested approximately \$1,382,750 in EOC funds in this project.

To enhance the multiple uses of this facility and increase benefits to the City and the community, an Emergency Power Generator System and expanded gymnasium/auditorium was added to the project. The Parks Commission recommended that the gymnasium be an NBA size floor. The gym/auditorium/stage is designed for large community events, programs and city department activities. Estimated capacity: 1,300 seating for conferences or 700 for dinner.

The Emergency Power Generator System would allow this facility to serve as an Emergency Operations Center and as a multi-use emergency response site. This facility would replace the outdated MSC location until the Police/Fire joint headquarters is built. Specifically this facility could serve the following incidents:

- Business Continuity – with proper technology infrastructure, site would be an outlet to facilitate City business in a crisis.
- Swat team action – evacuation site for local residents during police action.
- Highway Disaster – proximity to 99 would allow potential hospital triage area for major fog pile-ups.
- Train Derailments – the potential exists for a catastrophic spill and/or fire. Multiple uses.
- Epidemic – distribution point for medications or inoculations
- Packing Plant Explosion/Incident – proximity is close enough, yet far enough away and out of prominent wind pattern to serve residential evacuations.
- Decontamination - the splash park can be used as a decontamination area.

City staff, specifically the Emergency Preparedness Officer, Police, Fire, Planning & Development and Information Systems Departments, have all provided input into building improvements to maximize Emergency Operations uses and efficiency. To accommodate these uses and be in compliance with City Building Ordinances, Planning and Development required significant structural modifications to the plan which significantly increased the cost of the facility.

The last gymnasium built for the City of Fresno Parks, After-School, Recreation and Community Services Department was Frank H. Ball Center in 1940. This center serves the community for the EOC project and has significant facility/repair issues, limited capacity and limited uses.

Frank H. Ball has midnight basketball leagues that bring over 1,000 kids per night. The attendance is so severe that the police department closes streets which causes a strain on the residents of this area. These leagues would move to the new facility.

Fresno County EOC LCC estimates that the Neighborhood Youth Center/Gymnasium should be complete by February 2008.

To appropriately staff and maintain this facility and the grounds on an annual basis, PRCS will be submitting requests in the FY 2009 budget.

PRCS staff presented this project to the Parks Commission. They recommend that this project be approved and funded with Park Impact Fees.

City staff has met continually with EOC staff and the contractor to ensure the building will be modified, designed and constructed to accommodate increased and expanded PACRS activities and programs and Emergency Operations Center building requirements. These building and site improvements generate a new cost of \$4,500,000.

PARCS worked with the Real Estate Division and requested that an appraisal be done on the entire property. On July 20, 2007 an Appraisal Report was received from Real Property Analyst which identified \$5,800,000 as the value of property when the building is completed.

In May 2006 EOC received conditional approval from the State of California Department of Parks and Recreation to allow the City of Fresno to purchase the EOC Neighborhood Youth Center/Gymnasium. EOC is using State grant funds, ie: Urban Park Act of 2001, to build the EOC Neighborhood Youth Center/Gymnasium.

City staff will, with legal support from the City Attorney's Office, work to negotiate and enter Youth Center project documents consistent with this staff report and the funding requirements herein, with the State of California and the EOC for the City's turn key purchase and use of the EOC Neighborhood Youth Center/Gymnasium and land, conditioned upon (i) approval by State funding source(s), (ii) City's assumption of EOC's obligations and responsibilities re the Youth Center (only) under a July 2004 RDA/EOC project DDA and RDA's consent thereto, and (iii) EOC completion of construction and acceptance of the EOC Youth Center following issuance of occupancy certificate. The City's purchase shall be through an acquisition escrow acceptable to the City funded by the City in an amount not to exceed \$4,500,000 and subject to at least the above conditions to close. The Parks Director shall be the authorized agent of the City signing Youth Center project documents.

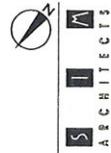
This Council item does not impact balance of the EOC campus project referenced in the July 2004 RDA/EOC DDA. The EOC will remain obligated to the RDA under the DDA as to the balance of the EOC campus project.

FISCAL IMPACT

The total purchase price of \$4,500,000 will be derived from \$2,000,000 of Park Impact fee bond proceeds and \$2,500,000 of Park Impact fee revenue received to date. There is no impact to the General Fund to purchase this property.

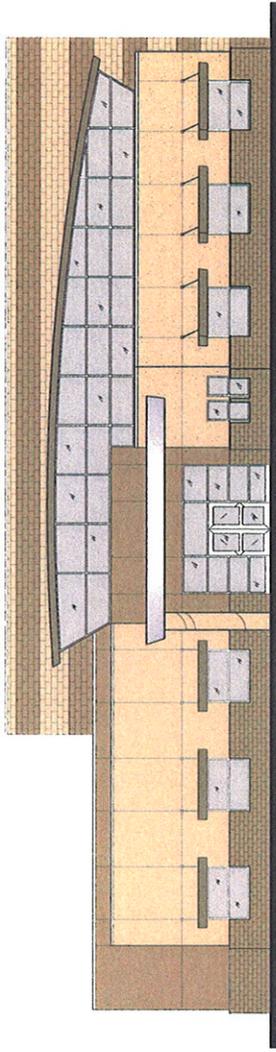
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12-26-07

Attachments EOC/LCC Neighborhood Youth Center/Gymnasium Site Plan
 EOC/LCC Neighborhood Youth Center/Gymnasium Elevations
 Resolution



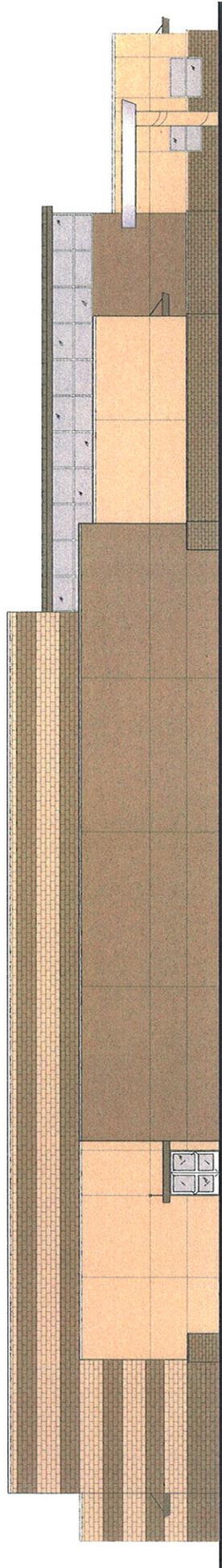
NEIGHBORHOOD YOUTH CENTER

EOC / LCC Expansion



NORTH ELEVATION

SCALE: 1/8" = 1'-0"



EAST ELEVATION

SCALE: 1/8" = 1'-0"

RESOLUTION NO. _____

A RESOLUTION OF THE COUNCIL OF THE CITY OF FRESNO ADOPTING THE 52nd AMENDMENT TO THE ANNUAL APPROPRIATION RESOLUTION NO. 2007-214 APPROPRIATING \$2,000,000 IN PARK IMPACT FEES FOR THE PURCHASE OF A NEIGHBORHOOD CENTER/GYMNASIUM FROM THE FRESNO COUNTY ECONOMIC OPPORTUNITIES COMMISSION

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF FRESNO:

THAT PART III of the Annual Appropriation Resolution No. 2007-214 be and is hereby amended as follows:

	<u>Increase/(Decrease)</u>
TO: PARKS, RECREATION & COMMUNITY SERVICES DEPARTMENT	
UGM Parks Citywide Facil Fees	\$2,000,000

THAT account titles and numbers requiring adjustment by this Resolution are as follows:

UGM Parks Citywide Facil Fees

Retained Earnings:

Account: 25300 Unreserved/Undesignated	\$ 1,048,800
Fund: 31509	
Org Unit: 185001	

Total Retained Earnings	<u>\$ 1,048,800</u>
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Revenues:

Account: 30101 Transfer from Fund Balance	\$ 951,200
Fund: 31509	
Org Unit: 185001	

Total Revenues	<u>\$ 951,200</u>
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Appropriations:

Account: 57201 Buildings	\$ 2,000,000
Fund: 31509	
Org Unit: 179901	
Project: PC00096	
KRA: 0103011000	

Total Appropriations	<u>\$ 2,000,000</u>
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THAT the purpose is to appropriate \$2,000,000 in Park impact fees for the purchase of a neighborhood center/gymnasium from the Fresno County Economic Opportunities Commission.

CLERK'S CERTIFICATION

STATE OF CALIFORNIA }
COUNTY OF FRESNO } ss.
CITY OF FRESNO }

I, REBECCA E. KLISCH, City Clerk of the City of Fresno, certify that the foregoing Resolution was adopted by the Council of the City of Fresno, California, at a regular meeting thereof, held on the _____ Day of _____, 2007

AYES:
NOES:
ABSENT:
ABSTAIN:

Mayor Approval: _____, 2007
Mayor Approval/No Return: _____, 2007
Mayor Veto: _____, 2007
Council Override Veto: _____, 2007

REBECCA E. KLISCH
City Clerk
