



**REPORT TO CITY COUNCIL AND
REDEVELOPMENT AGENCY**

City of Sacramento

915 I Street, Sacramento, CA 95814-2671

www.CityofSacramento.org

CONSENT

NOVEMBER 22, 2005

Honorable Mayor and
Members of the City Council
And Redevelopment Agency
of the City of Sacramento, California

Subject: ALLOCATION OF \$350,000 FOR DESIGN OF THE GEORGE SIM
COMMUNITY CENTER PHASE 1 EXPANSION

Location/Council District: 6207 Logan Street, Glen Elder Neighborhood/District 6

Recommendation: City of Sacramento staff recommends adoption of the attached
City Council resolution on page 7 which:

- makes a finding that there are no other alternative sources of funding available for this project;
- authorizes the City Manager or his designee to enter into an Individual Project Agreement (IPA) with the Redevelopment Agency of the City of Sacramento; and,
- amends the FY 2005-2006 Capital Improvement program budget by appropriating \$350,000 in tax increment funds to the George Sim Community Center project.

Redevelopment Agency staff recommends adoption of the attached Redevelopment Agency resolution on page 8 which:

- states that the City has determined and the Redevelopment Agency finds that there are no other reasonable means of financing the George Sim Community Center project;
- finds that the proposed project is an appropriate redevelopment activity consistent with the 2005-2009 Implementation Plan for the Army Depot Redevelopment Area; and,
- authorizes the Executive Director or her designee to enter into an IPA with the City of Sacramento for \$350,000 from Army Depot Tax Increment funds.

Contact: Lisa Bates, City Community Redevelopment Director, 440-1316
Chris Pahule, Redevelopment Manager, 440-1399 x1442

Presenter: Chris Pahule, Redevelopment Manager, 440-1399 x1442

Department: Sacramento Housing and Redevelopment Agency

Summary:

This report recommends that the City Manager be authorized to enter into an Individual Project Agreement (IPA) with the Redevelopment Agency (Agency) and appropriate tax increment dollars in the amount of \$350,000 for the George Sim Community Center expansion project. In addition, this report recommends that the Agency's Executive Director be authorized to enter into an IPA with the City of Sacramento to fund the George Sim Community Center expansion project with Army Depot Tax Increment funds.

RAC Action: At its meeting of September 28, 2005, the Army Depot Redevelopment Advisory Committee adopted a motion recommending approval of the attached resolutions. The votes were as follows:

- AYES: Chacon, Healey, Hensler, Hubbard, Lenau, Lien, Medley, Ortiz, Vierra, Vourakis, Ward
- NOES: None
- ABSENT: Colquitt
- ABSTENTIONS: None

Committee/Commission Action: At its meeting of November 2, 2005, the Sacramento Housing and Redevelopment Commission adopted a motion recommending approval of the attached resolutions. The votes were as follows:

- AYES: Burns, Burruss, Coriano, Fowler, Gale, Gore, Hoag, Shah, Simon, Stivers.
- NOES: None.
- ABSENT: Piatkowski.

Background Information:

The George Sim Community Center (Center) is the only public recreational community center in the Southeast area of the City. The Sim Center is located within the Army Depot Redevelopment Area boundaries. With 9,600 square feet, the Center consists of

a reception area, multi-purpose room, art room, small meeting room, weight training exercise room, game room and several small offices and storage areas, wading pool and swimming pool. The Center provides for many programs and services, however, because of its space limitations, enrollment is capped for many of the children and teen programs.

In 2001, efforts were made to identify funding sources for expansion of the Center. The City's General Services and Parks and Recreation Departments completed a Masterplan for the future expansion of the Center to be accomplished in three phases.

- Phase 1 – Doubling of the size of the Center with a 10,500 square foot addition. During this phase, various site alterations would also be implemented.
- Phase 2 – Rehabilitation and upgrade of the existing Center.
- Phase 3 – Construction of a new gymnasium/auditorium, commercial kitchen, outdoor performance stage and pool equipment room.

In 2003, the City's Parks and Recreation Department applied for a grant through the State's Murray-Hayden Program to fund the first phase of the Center's expansion. The Murray-Hayden Program was one of a number of competitive grant programs that was funded through the Proposition 40 Bond Act, approved by California voters in 2002. The grant proposal requested funding for the design and construction of the Phase 1 project; however the State did not award funding to the project.

City staff believes that readiness is key to being competitive for future funding sources. This report recommends allocating funds to complete design and construction documents which should enable the project to attract upcoming development funding. The next statewide park bond is expected on the June 2006 ballot.

The Department of General Services estimates that architectural and engineering work for Phase 1 would be completed in approximately eight to 10 months. Actual construction would be expected to take approximately 12 months to complete after the necessary construction funding is secured and contracts awarded. Phase 1 construction is estimated to cost \$3 million.

Financial Considerations:

This report recommends an amendment to the Agency budget for the appropriation of \$350,000 from the Army Depot Redevelopment Area Tax Increment - Development Assistance Fund to complete design, specifications and construction documents for the George Sim Community Center Phase 1 project.

Environmental Considerations:

The proposed action to fund the costs for design of the expansion of the George Sim Community Center is a planning activity for possible future action that is exempt from

environmental review under the CEQA Guidelines Section 15262. The National Environmental Policy Act does not apply.

Policy Considerations:

The George Sim Community Center expansion project is one of the three top scoring projects in the 2004 Parks and Recreation Programming Guide (PRPG) for that department's Planning Area 4 (South Sacramento). The expansion project is also consistent with community development goals for the Army Depot Redevelopment Program for 2005 through 2009.

This project is consistent with the City's Strategic Plan goal to preserve and expand the arts and culture, open space, urban forest, parks, and recreation opportunities. The proposed action supports the Guiding Principle of that goal which states that the City should sustain existing community priority programs/facilities before committing resources to expand or grow new programs/facilities.

M/WBE Considerations: The proposed project does not include the use of federal funds; therefore, M/WBE considerations do not apply.

Respectfully Submitted by:



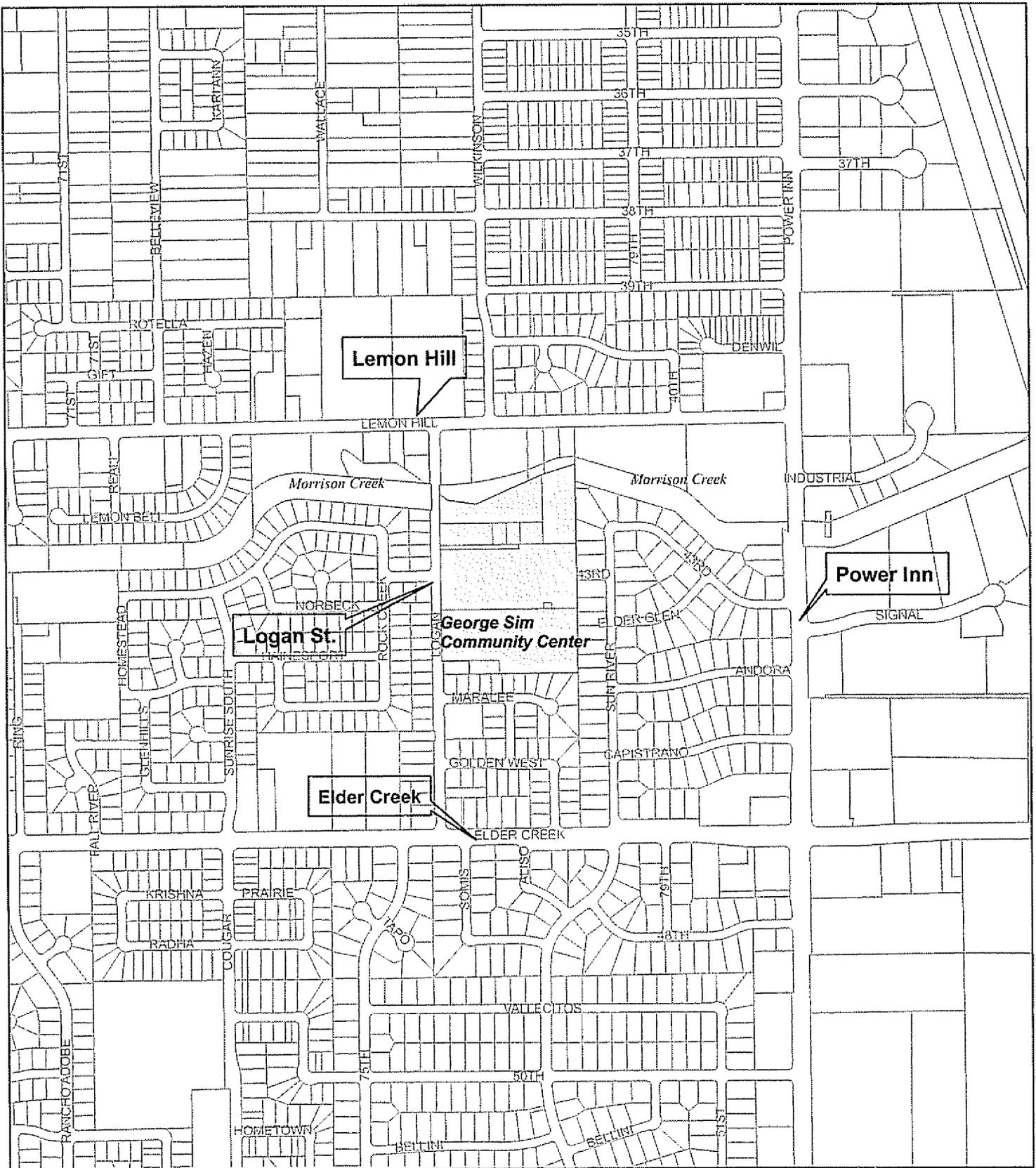
ANNE M. MOORE
Executive Director

Recommendation Approved:


ROBERT P. THOMAS
City Manager

Table of Contents

Pg	Description
5	Attachment 1 - Location Map
6	Attachment 2 - Master Plan excerpt
7	City Council Resolution
8	Redevelopment Agency Resolution

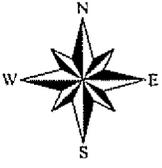


**George Sim
Community Center
Phase I Expansion (Design)**

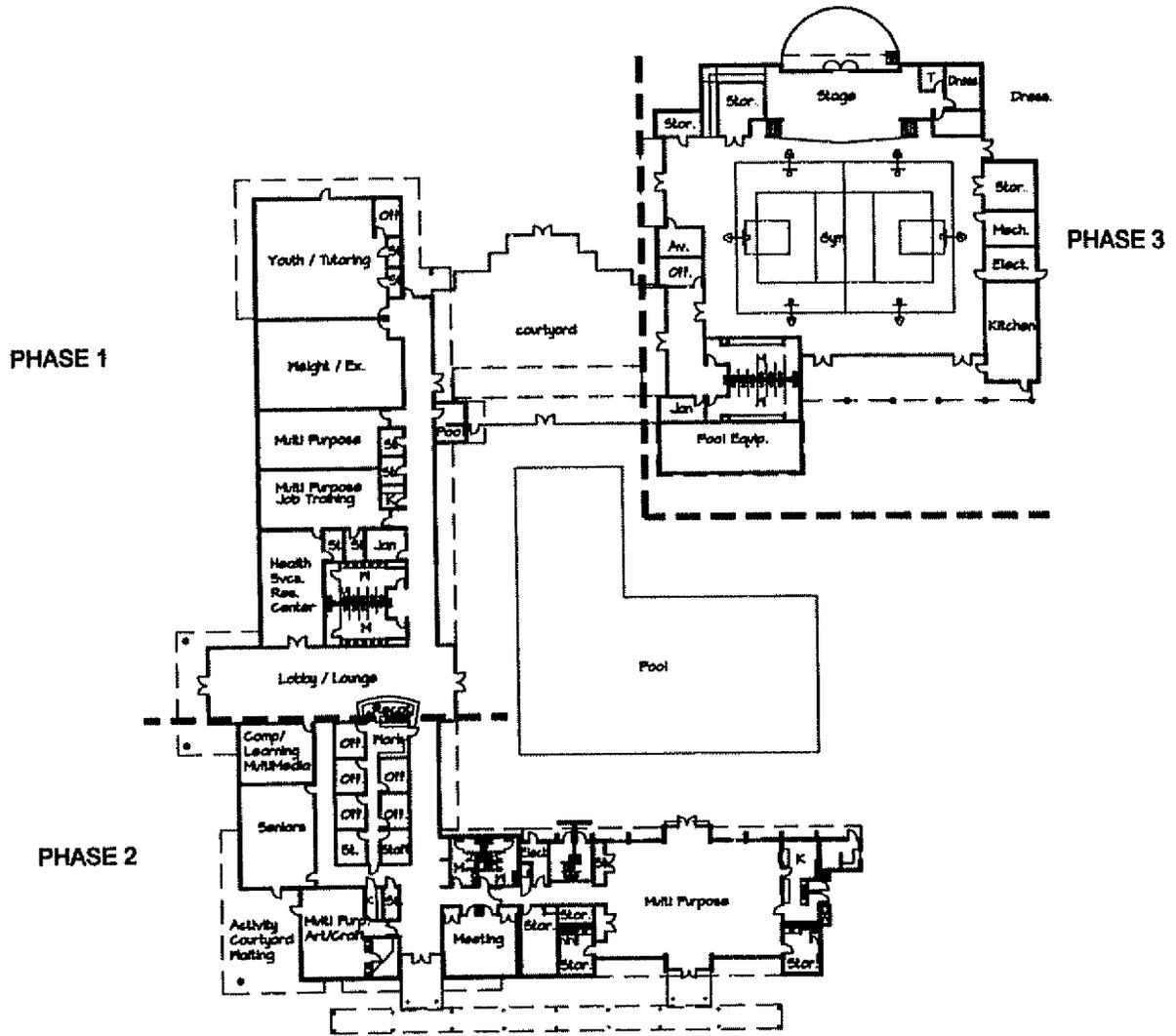
Legend

 Sim Park

0 225 450 675 900 Feet




Attachment 2 - Master Plan excerpt



**GEORGE SIM COMMUNITY CENTER EXPANSION
SACRAMENTO, CA**

RESOLUTION NO. 2005 -

Adopted by the Sacramento City Council

ALLOCATION OF \$350,000 FOR DESIGN DOCUMENTS, PHASE 1 EXPANSION, GEORGE SIM COMMUNITY CENTER

BACKGROUND

- A. The City of Sacramento ("City") has, through its Department of Parks and Recreation, determined that the recreational and community needs of the Glen Elder Neighborhood are not adequately served by the size and features of the existing George Sim Community Center.
- B. The City adopted its Strategic Plan goal to preserve and expand the arts and culture, open space, urban forest, parks, and recreation opportunities. The proposed action supports the Guiding Principle of that goal which states that the City should sustain existing community priority programs/facilities before committing resources to expand or grow new programs/facilities.
- C. The City's Department of General Services has developed a Master Plan for the phased expansion of the George Sim Community Center (Project) after conducting community planning meetings in cooperation with the Department of Parks and Recreation.
- D. The Redevelopment Agency of the City of Sacramento ("Agency") is willing to allocate tax increment funding for completion of plans and specifications needed for the first phase of expansion that would benefit the Glen Elder community in the Army Depot Redevelopment Project Area.

BASED ON THE FACTS SET FORTH IN THE BACKGROUND, THE CITY COUNCIL RESOLVES AS FOLLOWS:

Section 1. After due consideration of the facts presented, the findings, including the environmental findings regarding this action, as stated in this resolution and the staff report that accompanies this resolution, are approved.

Section 2. The City Manager, or his designee, is authorized to enter into Individual Project Agreements ("IPA") with the Redevelopment Agency of the City of Sacramento for Phase 1 of the George Sim Community Center Expansion Project to accept \$350,000 in Agency funding, or such other funding amount as the Agency may reasonably authorize, for completion of design work, plans, specifications and construction documents for the first phase of the Master Plan for expansion of the Project, and is authorized to take all actions and execute such instruments as may be necessary to implement the IPA.

RESOLUTION NO. 2005 -

Adopted by the Redevelopment Agency of the City of Sacramento

ALLOCATION OF \$350,000 FOR DESIGN DOCUMENTS, PHASE 1 EXPANSION, GEORGE SIM COMMUNITY CENTER

BACKGROUND

- A. The City of Sacramento has determined that the recreational and community needs of the Glen Elder Neighborhood are not adequately served by the size and features of the existing George Sim Community Center
- B. The City of Sacramento Department of General Services has developed a Master Plan for the phased expansion of the George Sim Community Center after conducting community planning meetings in cooperation with the Department of Parks and Recreation.
- C. The community development goals for the Army Depot Redevelopment Program for 2005 through 2009 were adopted by the Redevelopment Agency
- D. The Community Facilities Program component of the Army Depot Redevelopment Plan calls for funds to improve and develop community centers and community spaces in the Project Area, and targeted projects include expansion of the George Sim Community Center, which use would benefit the Project Area, its residents and business owners.
- E. At its meeting of September 28, 2005, the Army Depot Redevelopment Advisory Committee unanimously adopted a motion recommending approval of the proposed \$350,000 allocation of tax increment funds for use to pay for design services to complete plans and specifications for the Phase 1 expansion of the George Sim Community Center.

BASED ON THE FACTS SET FORTH IN THE BACKGROUND, THE REDEVELOPMENT AGENCY OF THE CITY CERTIFIES THAT:

Section 1: After due consideration of the evidence presented, the findings, including the environmental findings regarding this action, as stated in the staff report that accompanies this resolution, are approved.

Section 2: The budget is amended to allocate \$350,000 of tax increment funding to Phase 1 of the George Sim Community Center Expansion Project for completion of design work, plans, specifications and construction documents for the first phase of the Master Plan for expansion of the Project.