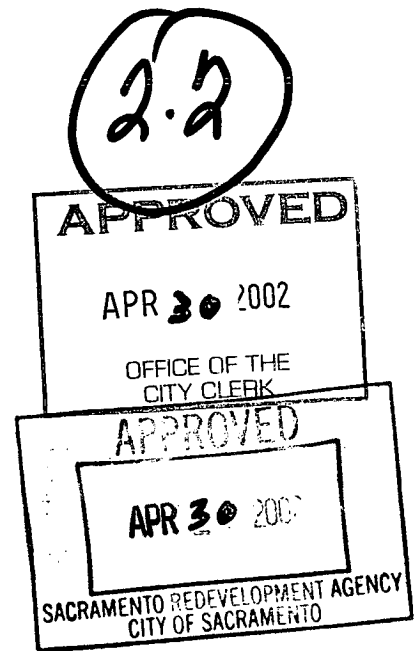




April 17, 2002



City Council and Redevelopment Agency
of the City of Sacramento
Sacramento, California

Honorable Members in Session:

SUBJECT: MARYSVILLE BOULEVARD URBAN DESIGN PLAN IMPROVEMENTS -
PHASE 2 CONSTRUCTION

LOCATION & COUNCIL DISTRICT – Del Paso Heights Redevelopment Project Area;
Council District 2.

RECOMMENDATION

Staff recommends that the City Council adopt the attached resolution which:

- a) states that there are no other alternative sources of funding available for this project;
- b) 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
- c) amends the FY 2001-2002 Capital Improvement Program Budget by appropriating \$529,000 in tax increment funds to the Marysville Boulevard Urban Design Phase 2 construction project.

Staff recommends that the Redevelopment Agency of the City of Sacramento adopt the attached resolution which:

- a) states that the City has determined and the Agency finds that there are no other reasonable means of financing the Marysville Boulevard Urban Design Phase 2 Improvements construction project;
- b) finds that the proposed project is an appropriate redevelopment activity that is consistent with the 2000-2004 Implementation Plan for the Del Paso Heights Redevelopment Project Area and the Marysville Boulevard Urban Design Plan;
- c) finds that the proposed expenditure is appropriate as it will benefit and improve the Del Paso Heights Project Area and further the goals of the Implementation Plan and the Marysville Boulevard Urban Design Plan by improving a public facility and eliminating blighting conditions inside the project area;

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- d) authorizes the Executive Director to amend the Agency budget to transfer \$529,000 from the Del Paso Heights 1999 Tax Exempt Capital Improvement Revenue Bond Public Improvements Project to the Marysville Boulevard Urban Design Phase 2 construction project, and;
- e) authorizes the Executive Director or her designee to enter into an Individual Project Agreement (IPA) with the City of Sacramento for \$529,000 from the Del Paso Heights 1999 Capital Improvement Revenue Bond (CIRB) Public Improvements funds.

CONTACT PERSONS

Lisa Bates, City Community Development Director, 440-1316
Greg Rowe, Redevelopment Manager – City Community Development, 440-1399 ext. 1232
Donna Melendez, Senior Redevelopment Planner, 566-6487

FOR COUNCIL MEETING OF April 30, 2002

SUMMARY

This report recommends funding to construct the next phase of Marysville Boulevard Urban Design Plan (UDP) improvements in the Del Paso Heights Redevelopment Project Area (Attachment 1, Project Area Map). These improvements will complete the landscaped and enhanced medians along the Marysville Boulevard commercial corridor from Interstate 80 to Arcade Creek and continue the right-of-way improvements begun with the stamped intersections and crosswalk enhancements in 2001. In addition, this phase will construct corner improvements at the intersection of Grand Avenue and Marysville Boulevard, the “Town Center” intersection. Finally, the project provides gateway signage at the north and south entry points to the commercial corridor (Attachment 2, Recommended Improvements).

RAC ACTION

At its meeting of March 14, 2002, the Del Paso Heights Redevelopment Advisory Committee (RAC) approved a motion recommending the actions described in this staff report. The votes were as follows:

AYES: Armstrong, Block, Cole, Dexter, Hollis, Loree, Mack, Scoggins, Vue, Wells

NOES: None

ABSENT: Blue, Fletcher, McKnight, Raudez, Spillman

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COMMISSION ACTION

At its meeting April 17, 2002, the Sacramento Housing and Redevelopment Commission adopted a motion recommending approval of the attached resolutions. The votes were as follows:

- AYES: Amundson, Burruss, Burns, Castello, Cespedes, Harland, Hoag, McCarty, Simon
- NOES: None
- ABSENT: Faust

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BACKGROUND

Once a hub of shopping activity and neighborhood gathering place, Marysville Boulevard joined a host of older commercial corridors in the city that suffered the effects of disinvestment, aging and dilapidated buildings, the “big box” era of development, and outdated public improvements. The revitalization of the Marysville Boulevard commercial corridor focuses on the community’s priority to improve the outward perception of the existing commercial district and provide an atmosphere that promotes new investment and encourages pedestrian activities in the core commercial area.

Marysville Boulevard emerged as a priority through two extensive citizen participation processes that were undertaken to:

- identify funding priorities and goals for the Fifth Amendment to the Del Paso Heights Redevelopment Plan and associated bond issue; and to

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- create an Urban Design Plan for the commercial corridor and prioritize phased construction. These planning activities included a series of public meetings of the Del Paso Heights RAC, focused workshops, special meetings scheduled for Marysville Boulevard business and property owners, and community design charettes.

Thanks in large part to the community's readiness to proceed and the RAC's leadership in funding design and construction monies, Marysville Boulevard was ranked as the number one priority to receive state and federal funding, administered through the City, to help accomplish those goals. As a result, \$1 million in funding administered through the City of Sacramento (\$940,000 Transportation Equity Act for the 21st Century [TEA 21] and \$60,000 Sacramento County Measure A) will augment tax increment funding for improvements.

In 2001, the first phase of construction of the Marysville Boulevard UDP improvements was completed. Concurrently, the development of design and construction documents for the next phase was underway. The plans have been presented at public meetings of the RAC as they evolved, and the RAC's Planning/Special Projects subcommittee has reviewed and commented on them throughout this phase. Attachment 3 depicts a representative segment of the next phase.

The proposed project:

- supports revitalization of the Marysville Boulevard and the economic development goals of the project area;
- provides \$1 million in local and/or federal funding administered by the City of Sacramento for improvements to the public right-of-way on the commercial corridor;
- enhances the public right-of-way with amenities that create a sense of arrival, greater safety, and community and economic vibrancy;
- reflects the priorities established by the community; and
- complements other major redevelopment projects on Marysville Boulevard, including the Greater Sacramento Urban League building and proposed Mutual Assistance Network (MAN) Neighborhood Central project.

FINANCIAL CONSIDERATIONS

The total projected cost to construct Phase 2 improvements on Marysville Boulevard is estimated to be \$1,529,000. Staff recommends allocation of \$529,000 Del Paso Heights tax exempt bond proceeds (Attachment 3, CIRB Revenue Budget) to augment \$1 million in federal and Measure A funding administered by the City of Sacramento, as follows:

TYPE	SOURCE	AMOUNT
Tax Increment	Tax Exempt 1999 Capital Improvement Bond Revenue	\$ 529,000
TEA 21	Federal	\$ 940,000
Measure A	Sacramento County	\$ 60,000
	TOTAL	\$1,529,000

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POLICY CONSIDERATIONS

The proposed project is consistent with the goals outlined in the 5th Amendment to the Del Paso Heights Redevelopment Plan, the Del Paso Heights 2000-2004 Implementation Plan, and the Urban Design Plan (UDP) for Marysville Boulevard.

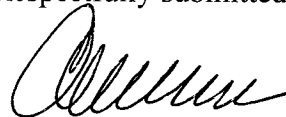
ENVIRONMENTAL REVIEW

The Marysville Boulevard UDP was reviewed and approved in the Initial Study/Negative Declaration for the 5th Amendment to the Del Paso Heights Redevelopment Plan, approved on October 27, 1998. The proposed action is consistent with the UDP and in furtherance of the Del Paso Heights Redevelopment Plan, and was deemed approved at the time of plan adoption per Guidelines Sections 15180 and 15163. NEPA does not apply.

M/WBE CONSIDERATIONS

The Agency M/WBE Program Requirements and Conditions will be included in the bid package. M/WBE submittals will be evaluated in the process of determining the low responsive/responsible bidder, as required pursuant to the federal funding involved.

Respectfully submitted,

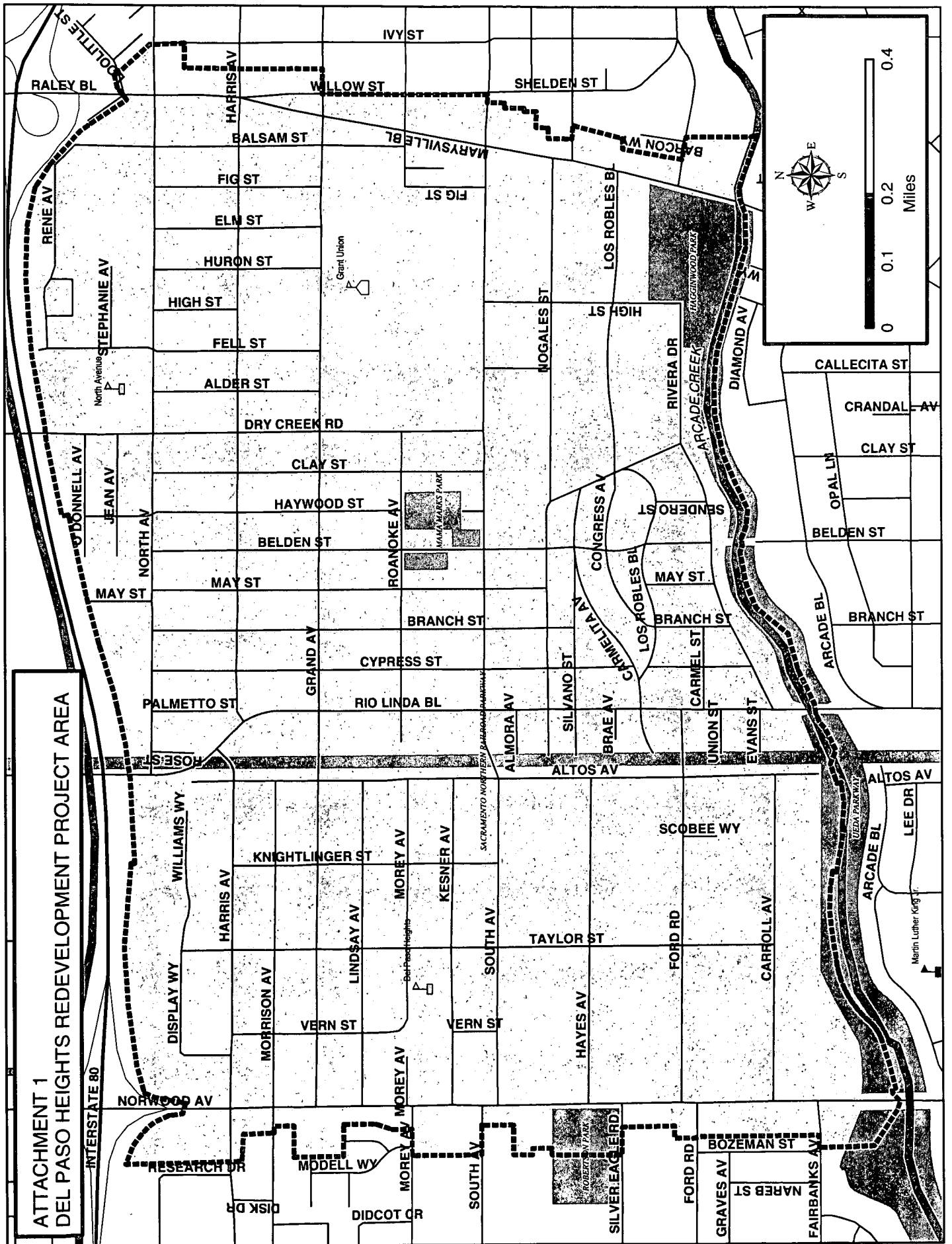


ANNE M. MOORE
Executive Director

Transmittal approved,



ROBERT P. THOMAS
City Manager

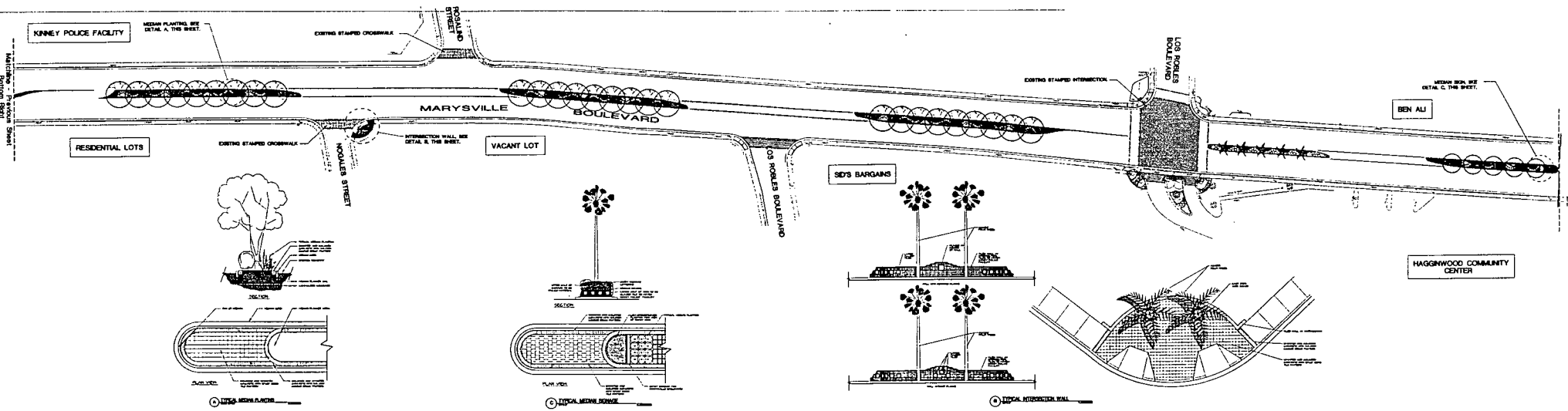


**ATTACHMENT 1
DEL PASO HEIGHTS REDEVELOPMENT PROJECT AREA**

Recommended Improvements and Statement of Probable Construction Cost

DESCRIPTION OF WORK/MATERIALS	UNIT	QUANTITY	PRICE PER UNIT	TOTAL AMOUNT
1. Site Mobilization	LS	1	25,000.00	25,000.00
2. Roadway Excavation and Grading	CY	1,769	27.50	48,647.50
3. Stamped and Colored Concrete Paving	SF	7,717	12.50	96,462.50
4. Stamped Asphalt	SF	553	15.00	8,295.00
5. Thermoplastic Traffic Striping (12" White)	LS	1	40,000.00	40,000.00
6. Pavement Striping Removal	LS	1	5,000.00	5,000.00
7. Pavement Striping Marking and Placement	LS	1	15,000.00	15,000.00
8. Sign Removal	LS	1	400.00	400.00
9. Sign and Object Marker Placement	LS	1	12,000.00	12,000.00
10. Clearing and Grubbing	LS	1	25,000.00	25,000.00
11. Concrete Curb, No.14	LF	9,500	12.00	114,000.00
12. Construct New Curb Ramp	EA	3	7,500.00	22,500.00
13. Import Topsoil (24" Depth) and Grading	CY	1,045	28.00	29,260.00
14. Maintain Traffic	LS	1	80,000.00	80,000.00
15. Sleeving and Conduits	LF	1,200	40.00	48,000.00
16. Electrical Service				
A. Service Location at North Avenue	EA	1	23,791.00	23,791.00
B. Service Location at Grand Avenue	EA	1	17,038.00	17,038.00
C. Service Location at South Avenue	EA	1	18,304.00	18,304.00
D. Service Location at Los Robles	EA	1	12,963.00	12,963.00
E. Service Location North of Bridge	EA	1	6,703.00	6,703.00
17. Median Signage	EA	2	20,000.00	40,000.00
18. Walls at Intersection	EA	5	10,000.00	50,000.00
19. Water Service, Meter, and Backflow Preventer	EA	6	10,000.00	60,000.00
20. Asphalt Cutting and Replacement for Irrigation	LS	1	15,000.00	15,000.00
21. Irrigation System	SF	14,109	3.00	42,327.00
22. Irrigation Controllers	EA	6	1,200.00	7,200.00
23. 24" Box Trees to Place	EA	71	450.00	31,950.00
24. Palms -20 Trunk Feet	EA	18	2,000.00	36,000.00
25. Landscape Planting	SF	14,109	7.50	105,817.50
26. Cast Iron Tree Grates	EA	8	1,200.00	9,600.00
27. Bark Mulch (3" Depth)	CV	124	45.00	5,580.00
28. Soil Amendments	SF	14,109	0.30	4,232.70
29. Landscape Maintenance, 120 days	LS	1	25,000.00	25,000.00
			TOTAL	\$1,081,071.20
			INSPECTION AT 15%	\$162,160.68
			ENVIRONMENTAL AT 2%	\$21,621.42
			MATERIAL TESTING AT 2%	\$21,621.42
			CONTINGENCY AT 20%	\$216,214.24
			DESIGN	\$200,000.00
			TOTAL	\$1,702,688.97
Available				-\$174,000.00
TOTAL Fund Needed				\$1,528,688.97

Attachment 3 - Representative Segment Marysville Blvd. Streetscape Improvements



Marysville Boulevard

Scale: 1"=20'-0"
Mar 13, 2002

ATTACHMENT 4

Budget - Del Paso Heights 1999 Capital Improvement Revenue Bond (CIRB)

Item	Source	Amount
Economic Development and Town Center (TC): <ul style="list-style-type: none"> • GSUL (\$1.5 million) • MAN/NC (\$285,000) • TC Devel. (\$1.16 million) • Exterior Rebate Program (\$300,000) 	CIR Tax Exempt Bond Proceeds	\$3,530,000
*Public Improvement Projects > (See table below for itemized list of projects)	Same as above	3,693,967
Taxable Bond Fund Uses <ul style="list-style-type: none"> • Commercial Loan Program (\$300,000) • MAN/NC (\$285,000) • Development Assistance (\$275,000) 	CIR Taxable Bond Proceeds	860,000
Housing Development Assistance (Del Paso Nuevo)	CIR Tax exempt bond proceeds (20% Housing Set-Aside)	2,200,000
TOTAL BOND		\$10,283,967

Del Paso Heights Public Improvement Projects Budget

Item	Source	Amount
*PUBLIC IMPROVEMENTS PROJECTS Budget	CIR Tax Exempt Bond Proceeds (for Public Improvement Projects)	\$3,693,967
Marysville Boulevard Improvements (completed 2001)	Same as above	<294,631>
Mims Hagginwood CC Renovation	Same as above	<300,000>
Grant High School Improvements	Same as above	<2,000,000>
<i>SUBTOTAL</i>		\$1,099,336
PROPOSED Marysville Boulevard Improvements (2002 Construction)	Same as above	< 529,000 >
Net PUBLIC IMPROVEMENTS PROJECT Budget	BALANCE REMAINING	\$ 570,336

NOTE: The Major Category List adopted for the Bond listed the Public Improvement Projects as follows:

- Implement Marysville Boulevard Urban Design Plan
- Facility Improvement Project with Grant High School (Partnership Project)
- Other projects as funding permits

ATTACHMENT 5

**INDIVIDUAL PROJECT AGREEMENT
REGARDING PROVISION OF SERVICES BY THE CITY OF SACRAMENTO**

RECITALS

A. The City of Sacramento ("City") and the Sacramento Housing and Redevelopment Agency, the Redevelopment Agency of the City of Sacramento and the Housing Authority of the City of Sacramento (collectively, "Agency") entered into a Master Project Agreement on December 18, 2001.

B. In accordance with the Master Project Agreement, the following selected "Agency" desires to have the City provide the services named in Section 3 below.

Selection marked by "X"	Agency
X	The Redevelopment Agency of the City of Sacramento
	The Housing Authority of the City of Sacramento
	Sacramento Housing and Redevelopment Agency

C. The Master Project Agreement authorizes the City Manager and Agency's Executive Director to enter into Individual Project Agreement for provision of City services to be paid for by funds allocated in the Agency's budget or in the City's Community Development Block Grant (CDBG) budget that is administered by the Agency.

D. The Agency shall use the following "Source of Funds" to pay for City's services"

Source of Funds	Del Paso Heights Tax Increment – 1999 CIRB Tax Exempt Bond Revenue
------------------------	--

AGREEMENT

NOW THEREFORE, Agency and the City agree as follows:

1. The "Effective Date" of this Agreement is the following:

Effective Date:	May 1, 2002
------------------------	-------------

2. The City shall provide the following services by its named departments or divisions ("City Department") on or before the stated completion dates:

Department/Division	Task	Completion Date	Compensation
Public Works	Complete 100% plans; Bid and award project	July 1, 2002	\$29,000
Public Works	Start construction	July 15, 2002	\$160,000
Public Works	Mid-construction	October 1, 2002	\$160,000
Public Works	Complete construction	December 31, 2002	\$180,000

3. Agency shall pay City the forgoing compensation for the respective services. In any event, Agency shall pay not more than the following amount as the total compensation for all services rendered by City under this Agreement:

Total compensation for all services:	\$529,000
Source of Funds:	Del Paso Heights Tax Increment (Tax Exempt Bond)
Payment Schedule:	8/15/02; 9/1/02; 11/1/02; 1/31/03

4. The respective parties shall also fulfill the following special provisions:

Special Provisions
This project is subject to local hire. The City, in coordination with SHRA, will insure that employment opportunities for local residents occur to the greatest extent possible.

5. The City shall comply with all laws, rules and regulations applicable to the services rendered and the use of the funds from the Funding Source.
6. The City Department shall submit monthly status reports on the services funded by Agency that shall include the name and telephone number of the City Department's contact person.
7. This Agreement may only be amended in writing, duly executed by the City and the Agency.
8. Neither Agency, nor any of its officers or employees, shall be responsible for any damage or liability occurring by reason of anything done or omitted to be done by City under this Agreement. It is also understood and agreed that, pursuant to Government Code Section 895.4, City shall fully indemnify, defend and hold Agency harmless from any liability imposed for injury to persons or property occurring by reason of anything done or omitted to be done by City under or in connection with any work, authority or jurisdiction delegated to City under this Agreement.
9. Neither City, nor any of its officers or employees, shall be responsible for any damage or liability occurring by reason of anything done or omitted to be done by Agency under this Agreement. It is also understood and agreed that, pursuant to Government Code Section 895.4, Agency shall fully indemnify, defend and hold City harmless from any liability imposed for injury to persons or property occurring by reason of anything done or omitted to be done by Agency under or in connection with any work, authority or jurisdiction delegated to Agency under this Agreement.
10. This Agreement may be terminated by either party upon written notice to the other party, effective thirty (30) days following receipt of such notice by the other party. In any event, this Agreement shall terminate upon the expiration of upon completion of all obligations of the parties.

IN WITNESS WHEREOF, the parties have executed this Agreement as of the Effective Date.

CITY OF SACRAMENTO

**SACRAMENTO HOUSING AND
REDEVELOPMENT AGENCY**

By: _____
Robert Thomas, City Manager

By: _____
Anne M. Moore, Executive Director

Approved as to form:

Approved as to form:

City Attorney

Agency Counsel

Attest:

City Clerk

Marysville Boulevard Urban Design Improvements – Phase 2 Construction

SCOPE OF WORK

The scope of this project is to construct capital improvements on Marysville Boulevard in the Del Paso Heights Redevelopment Project Area as follows:

- Construct landscaped medians on commercial corridor;
- Construct corner improvements at Town Center intersection (Grand and Marysville);
- Construct gateway signage at north and south entry points to commercial corridor;
- Provide stamped, paved concrete at Town Center intersection;
- Complete new markings and striping;
- Construct all in-ground utility improvements required for landscaped medians.

APR 30 2002
OFFICE OF THE
CITY CLERK

RESOLUTION NO. 2002-218

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF

**MARYSVILLE BOULEVARD URBAN DESIGN PLAN PHASE 2 IMPROVEMENTS
PROJECT CONTRACT FOR SERVICES**

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

Section 1. The City Council of the City of Sacramento finds that there is no other feasible alternative source of funding available for the Marysville Boulevard Urban Design Plan Phase 2 Improvements.

Section 2. The City Manager is hereby authorized to enter into an Individual Project Agreement with the Redevelopment Agency of the City of Sacramento for the Marysville Boulevard Urban Design Plan Phase 2 Improvements Project.

Section 3. The City Manager is hereby authorized to accept and amend the Capital Improvement Program budget by appropriating \$529,000 in tax increment funds derived from the Redevelopment Agency's 1999 tax-exempt Capital Improvement Revenue Bond (CIRB) to the Marysville Boulevard Urban Design Plan Phase 2 Improvement Project.

MAYOR

ATTEST:

CITY CLERK

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____ (14)
DATE ADOPTED: _____



RESOLUTION NO. 2002-017

ADOPTED BY THE REDEVELOPMENT AGENCY OF THE CITY OF SACRAMENTO

ON DATE OF

**AUTHORIZATION TO EXECUTE AN INDIVIDUAL PROJECT AGREEMENT (IPA)
WITH THE CITY OF SACRAMENTO
AND TO PROCEED WITH CONSTRUCTION OF
MARYSVILLE BOULEVARD URBAN DESIGN PLAN PHASE 2 IMPROVEMENTS**

WHEREAS, the Council of the City of Sacramento has determined and the Redevelopment Agency of the City of Sacramento finds that there is no other feasible alternative source of funding available for the Marysville Boulevard Urban Design Plan Phase 2 Improvements Project.

WHEREAS, the Marysville Boulevard Urban Design Plan Phase 2 Improvements Project is an appropriate redevelopment activity that is consistent with the Del Paso Heights 2000-2004 Implementation Plan and the Marysville Boulevard Urban Design Plan.

WHEREAS, the proposed expenditure is an appropriate expenditure because it will benefit and improve the Del Paso Heights Redevelopment Project Area and further the goals of the Del Paso Heights 2000-2004 Implementation Plan and the Marysville Boulevard Urban Design Plan by improving public facilities and eliminating blighting conditions inside the project area.

BE IT RESOLVED BY THE REDEVELOPMENT AGENCY OF THE CITY OF SACRAMENTO:

Section 1. Hereby finds and determines the above recitals to be true and correct.

Section 2. The Individual Project Agreement for the Marysville Boulevard Urban Design Plan Phase 2 Improvements between the Redevelopment Agency of the City of Sacramento and the City of Sacramento Public Works Department is approved.

Section 3. The Executive Director is authorized to amend the Agency budget to transfer \$529,000 from the Del Paso Heights 1999 Tax Exempt Capital Improvement Revenue Bond Public Improvements Project to the Marysville Boulevard Urban Design Phase 2 construction project.

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____

Section 4. The Executive Director is authorized to enter into an Individual Project Agreement (IPA) with the City of Sacramento for \$529,000 using Del Paso Heights 1999 Tax Exempt Capital Improvement Bond tax increment revenue to complete construction of the Marysville Boulevard Urban Design Plan Phase 2 improvements. The Executive Director or her designee is authorized to take all such actions, and execute such instruments as may be necessary to implement the Individual Project Agreement.

CHAIR

ATTEST:

SECRETARY

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____