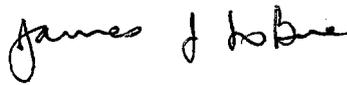


PLACER COUNTY

REDEVELOPMENT AGENCY

MEMORANDUM

TO: Honorable Members of the Redevelopment Agency Board
FROM: Thomas M. Miller, Director
James LoBue, Deputy Director 
DATE: April 27, 2010
SUBJECT: Agreement Between the Redevelopment Agency and Placer County Engineering and Surveying Department for Construction Management Services on the Rock Creek Plaza Project for a Total Amount Not To Exceed \$55,000

ACTION REQUESTED

Adopt a resolution approving an agreement between the Redevelopment Agency and Placer County Engineering and Surveying Department for construction management services on the Rock Creek Plaza Project for a total amount not to exceed \$55,000 and authorize the Redevelopment Director or designee to execute the agreement and all related documents.

BACKGROUND

On February 26, 2008, the Placer County Board of Supervisors (County Board) authorized the submission of a grant application to the State of California Department of Housing and Community Development (HCD) Community Development Block Grant (CDBG) Program for an amount up to \$2,000,000 in support of public improvements associated with the remodel of Rock Creek Plaza, located at the corner of Highway 49 and Bell Road. The County Board actions also authorized the execution of a Grant Agreement between Placer County (County) and HCD. The County was successful in its application and was awarded a grant of \$1,804,906. A Grant Agreement between the County and HCD has been executed.

Rock Creek Plaza was originally built in 1980. From that time until the latter part of 2008, the center had never been substantially remodeled or updated. Auburn Plaza Co., Ltd. (Developer) was granted a Conditional Use Permit by the County in October 2007 to begin remodeling the center (Project). Phases I and II of the Project are now complete and include parking lot improvements and remodeling of the majority of the center facades, with new tenants, Best Buy and BevMo!, anchoring space previously occupied by the Ralph's grocery store.

On September 9, 2008, the County Board authorized the execution of a Community Development Agreement (CDA) between the County and Developer which outlines the roles and obligations of each party in implementing the grant. The County is required to utilize the funds to construct public improvements such as landscaping and sidewalk improvements along State Highway 49 and Bell Road.

At the September 9, 2008 meeting, the County Board also authorized the Placer County Redevelopment Agency (Agency) to act on behalf of the County as project managers for the

activities required in conjunction with the design and construction management of the public improvements. Section 7.6 of the CDA memorializes this arrangement in which the Agency will act on behalf of the County in connection with the bidding, award, and management of construction of the public improvements and the administration of the CDBG Grant.

On February 24, 2009, the Agency and County Board approved entering into a Sub – recipient Agreement which outlined the Agency’s responsibilities to the County and enabled the Agency to directly manage the CDBG grant funds.

The Agency has adopted a strategy of entering into agreements with various County departments on construction and maintenance projects undertaken by the Agency. The Agency is seeking authority to enter into an agreement with Placer County’s Engineering and Surveying Department (ESD) to perform construction management and inspection services for the Project for a total amount not to exceed \$55,000. ESD will work with the Agency and contracted construction engineer to oversee construction of the project.

FISCAL IMPACT

The Agency’s FY 2009/2010 adopted budget allocates CDBG funds to cover the construction cost of this project. There is no impact to the County General Fund.

ENVIRONMENTAL

In compliance with the California Environmental Quality Act, on August 2, 2007, the County prepared and adopted a Mitigated Negative Declaration for the Project which project description included the subject public improvements. A finding of no significant impact under the National Environmental Policy Act was issued March 11, 2008.

Attachments: Resolution
Inter-Agency Funding Agreement –
Rock Creek Plaza Construction Management and Inspection Services

cc: Karin Schwab, Agency Counsel

CONTRACT/AGREEMENT
FOR REVIEW ONLY AT
THE CLERK OF THE BOARD

**Before the Placer County
Redevelopment Agency Board of Directors
County of Placer, State of California**

In the matter of:

Approving an agreement between the Redevelopment Agency and Placer County Engineering and Surveying Department for construction management services on the Rock Creek Plaza Project for a total amount not to exceed \$55,000 and authorize the Redevelopment Director or designee to execute the agreement and all related documents

Resol. No:.....

Ord. No:.....

First Reading:

The following Resolution was duly passed by the Redevelopment Agency Board of the County of Placer at a regular meeting held _____,

by the following vote on roll call:

Ayes:

Noes:

Absent:

Signed and approved by me after its passage.

Attest:
Clerk of said Board

Chair, Agency Board

WHEREAS, a public hearing was held by the Placer County Board of Supervisors on February 26, 2008 to inform area residents and property owners and other interested persons of the scope of the 2007-2008 Community Development Block Grant (CDBG), Over-the-Counter (OTC) Economic Development Grant Program and to seek input from the public regarding other potential activities;

WHEREAS, the County of Placer (County) prepared an application for CDBG funding for the purpose of constructing public improvements in the support of its Economic Development Program for the Rock Creek Plaza project (Project) located at the corner of Highway 49 and Bell Road in North Auburn;

WHEREAS, Rock Creek Plaza is owned by Auburn Plaza Co., Ltd.;

WHEREAS, the County and Auburn Plaza Co., Ltd., entered into a Community Development Agreement to describe each party's rights and obligations under the OTC grant;

WHEREAS, section 7.6 of the Community Development Agreement indicates that the Placer County Redevelopment Agency (Agency) shall act on behalf of the County in connection with the bidding, awarding, and management of construction of public improvements and the administration of the CDBG grant;

WHEREAS, the Agency Board adopted findings pursuant to Health and Safety Code Section 33445 on February 24, 2009 to utilize tax increment funds for the offsite improvement project;

WHEREAS, the Agency has adopted a strategy of entering into agreement with County departments for assistance on construction and maintenance projects undertaken by the Agency;

WHEREAS, the Agency desires to enter into an Interagency Funding Agreement with County Engineering and Surveying Department to perform construction management and inspection services for the Project in the amount of \$50,000 plus a 10% contingency for a total amount not to exceed \$55,000; and

WHEREAS, in compliance with the California Environmental Quality Act, on August 2, 2007, the County prepared and adopted a Mitigated Negative Declaration for the proposed physical improvements and expansion of the Project. A finding of no significant impact under the National Environmental Policy Act was issued on March 11, 2008.

NOW, THEREFORE, BE IT RESOLVED that the Agency Board approves the environmental findings regarding this action, after due consideration of the facts stated herein and in the staff report accompanying this resolution.

BE IT FURTHER RESOLVED that the Agency Board approves the Interagency Funding Agreement and that the Redevelopment Director or designee is authorized to execute an Interagency Funding Agreement with County Engineering and Surveying Department, in the amount of \$50,000 plus a 10% contingency for a total amount not to exceed \$55,000.

BE IT FURTHER RESOLVED by the Agency Board that this Resolution shall become effective immediately upon adoption.