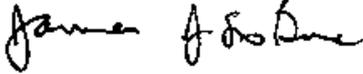


PLACER COUNTY
REDEVELOPMENT AGENCY

MEMORANDUM

TO: Honorable Members of the Redevelopment Agency Board
FROM: Thomas M. Miller, Director
James LoBue, Deputy Director 
DATE: April 27, 2010
SUBJECT: Rock Creek Plaza Public Improvements Bidding Authorization, Contract Number 200260

ACTION REQUESTED

Adopt a resolution to approve the Rock Creek Plaza Public Improvements Project plans and specifications for use in bidding and construction and authorize the Placer County Redevelopment Agency to advertise for bids.

BACKGROUND

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 a \$1,804,906 Community Development Block grant (CDBG) awarded by the State for this Project. 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, adjacent to the commercial center.

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 design and construction 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.

The Agency adopted the County's Procurement Procedures in 1991, resolution No. 91-329 and will be following the Procurement Procedures process with this bid authorization.

In a separate item on this agenda, the Agency is requesting to enter into an Agreement with Placer County's Engineering and Surveying Department (ESD) to perform construction

management and inspection services for the Project. ESD will work with the Agency and contracted construction engineer to oversee construction of the project.

FISCAL IMPACT

On February 26, 2008, the County Board authorized the submission of a grant application to the State of California Department of Housing and Community Development (HCD) CDBG Program for up to \$2,000,000 in support of public improvements associated with the remodel of Rock Creek Plaza. The County was successful in its application and was awarded a grant of \$1,804,906 from HCD. A Grant Agreement between the County and HCD has been executed.

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.

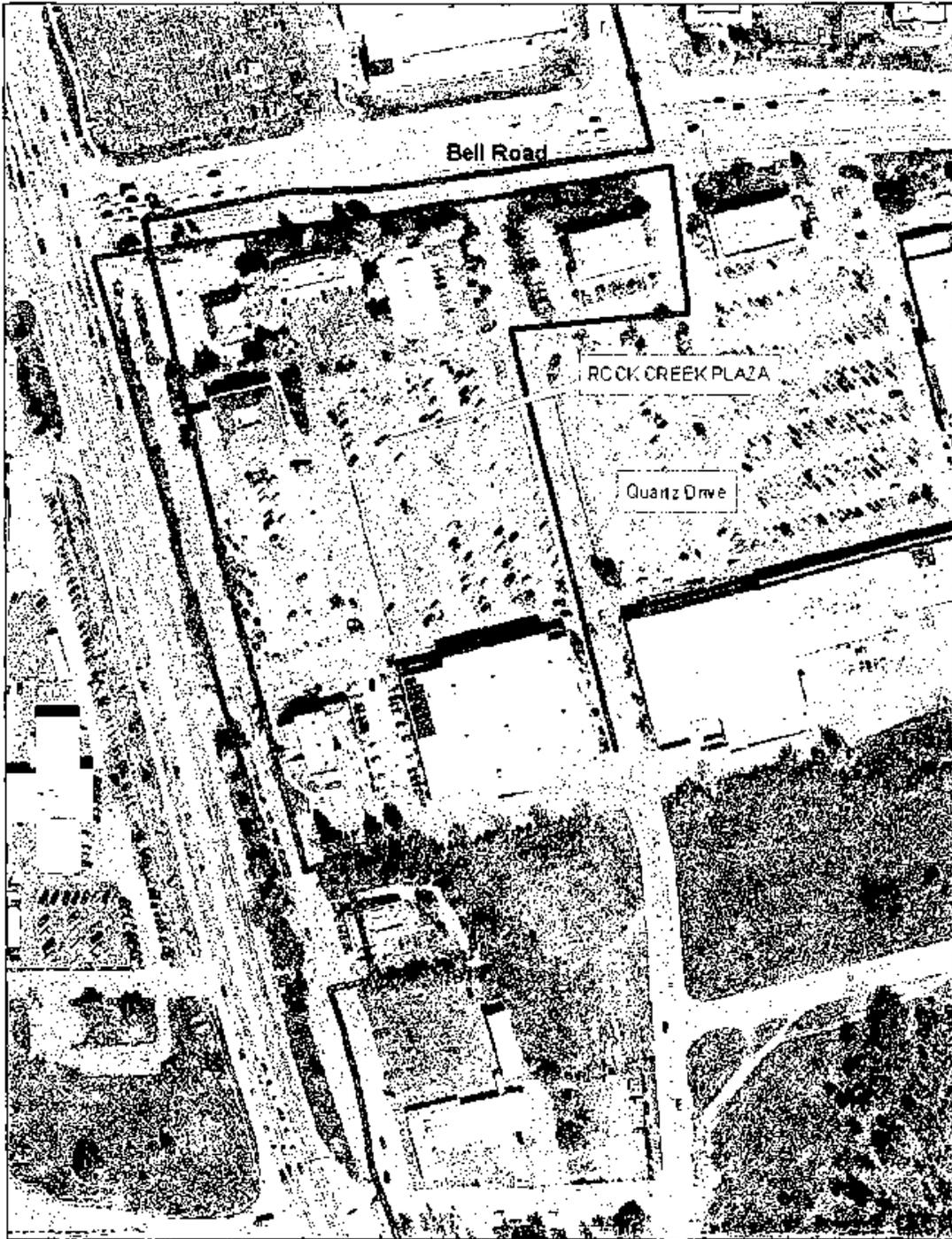
ENVIRONMENTAL

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

Attachment: Map
Resolution
Plans and Specifications

Specifications are on file with the
Clerk of the Board's Office.

cc: Karin Schwab, Agency Counsel



Rock Creek Plaza



RDA Project Area



Rock Creek Plaza Public Improvement Boundary

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

In the matter of:

Approval of the Rock Creek Plaza Public Improvements
Project Plans and Specifications for use in bidding and
construction of the project and authorize the Placer County
Redevelopment Agency to advertise for bids

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, the County was awarded a CDBG OTC grant for the Project;

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 prepared the Project plans and specifications for use in bidding and construction of the Project;

WHEREAS, the Agency adopted the County of Placer's Procurement Procedures in 1991, resolution no. 91-329; 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 Project plans and specifications for use in bidding and construction of the Project and authorizes Agency staff to advertise for bids.

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

