



Board Briefing Report

DATE: May 5, 2023

TO: Board of Supervisors

FROM: Randy Ishii, Director of Public Works, Facilities and Parks

SUBJECT: Preliminary analysis on Board Referral 2023.08 (Alejo) – Salinas Regional Soccer Complex Grant

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Randell Ishii
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EXECUTIVE SUMMARY

The purpose of this report is to provide your Board with history and preliminary detail in response to Board Referral 2023.08 (Alejo) – Salinas Regional Soccer Complex Grant Opportunities. The referral received in early April 2023 and due by June 1st, requests that county staff partner with the Salinas Regional Soccer Authority (Authority) in applying and administering the reimbursement Land and Water Conservation Fund (LWCF) grant through the California Department of Parks and Recreation (State Parks). Applicants will be reimbursed for eligible project costs at a set rate not to exceed 50%. The County, as landowners of the 16.1-acre portion of a 50-acre parcel leased to the City of Salinas (City), who sub-lease it to the Authority, are the eligible agency to apply for the grant.

The LWCF is a State Parks annual competitive grant program. The proposed expansion project (Project) would add public outdoor recreational amenities on a 16.1-acre portion at an estimated cost of \$8 million, requiring the applicant’s commitment of cash flow in the full amount with a potential \$4 million match reimbursement. The Project includes seven regulation-sized grass soccer fields; a sand field with four smaller sand soccer courts; six sand volleyball court; environmental and biological improvements designed to protect the adjacent riparian habitat; a children’s play area; accessible perimeter walking/jogging path with fitness stations and shaded benches; a restroom facility; pathways; landscape; and bioretention areas. The application must include a resolution certifying the applicant has available funds to cash flow the Project cost (\$8 million). The Authority asks that the County, as the landowner, serve as the applicant while the Authority fundraises the reimbursable 50% match (\$4 million) and performs most of the grant writing. At least one new recreational opportunity must result within three years after the completion of the acquisition.

HISTORY/STATUS

In April 2018, the County, City, and Authority executed an Amended and Restated MOU (Attachment A) for the development of a Regional Soccer Complex, which memorialized the County’s intent to lease 50-acres (Expansion Site) to the City, acknowledged City’s intention to lease the Expansion Site through a

sub-lease to the Authority, and provided the Authority with sufficient management and control to secure funding or financing, and develop and manage the Project.

A subsequent Master Lease Agreement was executed by the County and City for use of the 50 acres (Attachment B) for Project, with a lease term through 2069, and option to extend for two additional 20-year terms, for a total additional term of 40 years. In October 2018, the City entered a sublease of the Project site with the Authority to expand the soccer complex, with development planned in three phases.

On April 18, 2023, Board Referral 2023.08 (Alejo) (Attachment C - Referral) was issued seeking to work in partnership with the City and Authority to pursue two grant opportunities that would assist in funding the third phase of the Project.

FOCUS OF STAFF ACTIVITY

Staff has reviewed the LWCF grant opportunity, which provides funding for the acquisition or development of land to create new outdoor recreation opportunities for the health and wellness of Californians.

Case Flow Commitment

As the landowners of the Project site, the County would be required to submit the application drafted in coordination with county staff. However, the grant requires a resolution (Attachment A) affirming the County has matching funds from eligible sources and can finance 100% of the Project (\$8 million), which up to half (\$4 million) may be reimbursed. In addition, the resolution would assert that the Director of Public Works, Facilities and Parks, or designee, would execute and submit all documents necessary for the completion of the Project.

Required Update to Five Year Capital Improvement Plan

The County will be responsible for developing and managing the scope of the project, procuring the contractor and manage the Project through construction, and the post-construction site. This will require the Project to be adopted as a funded FY 2022-23 Five Year Capital Improvement Plan (5-Year CIP) in the estimated amount of \$8 million.

Conservation Easement in Perpetuity

The grant terms include a conservation easement to ensure the Project site remains accessible for public recreational use in perpetuity, or without end; therefore, the 16.1-acre public outdoor recreational area would be unavailable for future facility development.

Additional Non-grant Staff Recommendations

If the grant is awarded, the MOU and Master Lease Agreement with the City executed in April 2018 would need to be amended to reflect the added county roles and responsibilities necessary because of a grant application and/or award and the conservation easement and requirement for the Project site to remain open recreational space with public access in perpetuity with the land, regardless of lease/sub-lease agreements.

On May 9, 2023, staff will request that the Board consider and provide direction regarding options that will include **either**:

1. Directing staff to complete the referral based on the grant requirements, anticipated time, and cost for completion. Requiring the Board to adopt a Board Resolution in accordance with the grant application terms. Staff would assist the Authority with the grant application and take lead on the project budget development, review, and submittal of the grant application by June 1, 2023. If awarded, staff would then work with the City, Authority and County Counsel to amend the Lease and MOU to reflect the LWCF grant roles and responsibilities, fiscal liabilities and post-construction stewardship requirements are executed in direct accordance with the grant. Add the Project to the approved FY 2022/23 -2026/27 Five Year Capital Improvement Plan (5-Year CIP) and allocate \$8.0 million to allow the County to cash-flow the Project.

Staff costs are estimated at approximately \$30,000 and would increase to \$435,000 if awarded, a portion of which may be reimbursement eligible.

2. Postponing the grant application until the next round of the LWCF program anticipated in 2024 to allow staff to work with the City to Quitclaim or Grant Deed a 16.1-acre portion of the 50-acre parcel leased to the City. This would require the parcel to be subdivided, surveyed, filed and conveyed to the City. The Lease would be amended to eliminate the portion of the property conveyed to the City.


Staff costs are estimated \$25,000. 2018 assessments determined the property with a market rate value of \$14 million.

3. Rescind or modify referral.

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