

**REPORT/RECOMMENDATION TO THE BOARD OF DIRECTORS
OF THE BLOOMINGTON RECREATION AND PARK DISTRICT
AND RECORD OF ACTION**

June 2, 2020

FROM

LUTHER SNOKE, Interim Director, Special Districts

SUBJECT

Replacement Property Agreement with the State of California for the Relocation of Ayala Park

RECOMMENDATION(S)

Acting as the governing body of the Bloomington Recreation and Park District, approve Replacement **Property Agreement No. 20-353** with State of California, Department of Parks and Recreation that establishes the terms and conditions regarding replacement property for relocation of Ayala Park, with a contract period from date of execution through June 30, 2040. (Presenter: Luther Snoke, Interim Director, 386-8811)

COUNTY AND CHIEF EXECUTIVE OFFICER GOALS & OBJECTIVES

Promote the Countywide Vision.

Create, Maintain and Grow Jobs and Economic Value in the County.

Ensure Development of a Well-Planned, Balanced, and Sustainable County.

Pursue County Goals and Objectives by Working with Other Agencies.

FINANCIAL IMPACT

Existing contracts and grants pertaining to the relocation of Ayala Park will remain in place with Board of Directors (Board) approval of the recommended Replacement Property Agreement (Agreement).

The estimated cost of the Ayala Park Relocation Project (Project) is \$5.4 million and is funded through several financing sources. The primary source of funding is a \$3.0 million loan from the County General Fund as approved by the Board on December 10, 2019 (Item No. 53). On the same item, the Board approved a Purchase and Sale Agreement for the sale of the existing Ayala Park property from the Bloomington Recreation and Park District (BRPD) to the County of San Bernardino (County) in the amount of \$3.0 million. In essence, proceeds from the sale will be used by BRPD to repay the County General Fund loan. The loan was needed to proceed with the Project because the State of California, Department of Parks and Recreation (State) will not authorize the sale of property until Ayala Park (Park) has been relocated to its new location.

BACKGROUND INFORMATION

The community of Bloomington was identified as an investment and revitalization opportunity area as part of the Board's vision in revitalizing unincorporated areas of the County. Revitalization efforts included adoption of the Valley Corridor Specific Plan (VCSP). VCSP encourages opportunities for healthier living, including pedestrian-oriented activity centers that highlight Bloomington's cultural, historical, and community assets. To further the VCSP vision,

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third phase of the County's Bloomington Affordable Housing Development (Development Project) includes the relocation of Ayala Park.

Purchase of property for the Park's new location on Marygold Avenue was approved by the Board on January 23, 2018 (Item No. 40). The Park will be adjacent to the new Bloomington community center and include several recreational amenities for public enjoyment. In addition, the new site provides the community with a healthier and safer park environment. The Development Project will be owned by Bloomington III Housing Partners L.P. and the Park will be owned by BRPD.

BRPD obtained several grants for through the State for various improvements to the existing Ayala Park property located on Valley Boulevard. As a condition of those State grant funds, BRPD is statutorily required to enter into the Agreement with the State to establish the terms for the replacement Park property, which requires a deed restriction on the replacement property to be owned by BRPD and bound to the same restrictions of those contracts in the original State grants. Board approval of this item will allow the Park relocation project to move forward in accordance with the required State Agreement and continue the Project's existing contractual and grant obligations.

PROCUREMENT

Not applicable.

REVIEW BY OTHERS

This item has been reviewed by County Counsel (Dawn Martin, Deputy County Counsel, 387-5455 on April 9, 2020); Community Development and Housing, (Gary Hallen, Director, 387-4411) on April 13, 2020; Finance (Tom Forster, Administrative Analyst, 387-4635) on May 13, 2020; and County Finance and Administration (Matthew Erickson, County Chief Financial Officer, 387-5423) on May 18, 2020.

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Record of Action of the Board of Directors
Bloomington Recreation and Park District

APPROVED (CONSENT CALENDAR)

Moved: Dawn Rowe Seconded: Robert A. Lovingood
Ayes: Robert A. Lovingood, Janice Rutherford, Dawn Rowe, Curt Hagman, Josie Gonzales

Lynna Monell, SECRETARY

BY 
DATED: June 2, 2020



cc: SDD- BR&PD- Leja w/agree for sign
 Contractor- C/O SDD- BR&PD w/agree
 File- w/agree w/attach
la 06/10/2020