

**SUBMITTAL TO THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**

650C



FROM: Economic Development Agency

SUBMITTAL DATE:
January 9, 2008

SUBJECT: Big League Dreams Perris Valley Sports Park

RECOMMENDED MOTION: That the Board of Supervisors:

1. Make the following findings pursuant to Section 33445 of the Health and Safety Code:
 - a. The Big League Dreams Perris Valley Sports Park Project ("Project") is of primary benefit to the Romoland sub-area of the Interstate 215 Redevelopment Project Area and will help to effectuate the purposes of the Redevelopment Plan for the Project Area;
 - b. No other reasonable means of financing the Project is available to the community due to limited funds which are insufficient to provide the park facilities;
 - c. The Project will assist in the elimination of blighting conditions within the Project Area by providing needed recreational facilities and encouraging economic growth;
 - d. The Project is consistent with the Implementation Plan for the Project Area, which identifies recreational facilities and economic development as important elements of the redevelopment plan; and
2. Approve and authorize the Chairman to execute the Maintenance and Operations Agreement, ("MOA") the License Agreement, and delegate authority to the Assistant County Executive Officer/EDA to execute any subsequent nonsubstantial amendments to the MOA, subject to county counsel approval; and

Robin Zimpfer

Robin Zimpfer
Assistant County Executive Officer/EDA

RZ:DL:TE:AF:DL

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FINANCIAL DATA	Current F.Y. Total Cost:	\$ 2,411,186	In Current Year Budget:	Yes
	Current F.Y. Net County Cost:	\$ 0	Budget Adjustment:	No
	Annual Net County Cost:	\$ 0	For Fiscal Year:	07/08

COMPANION ITEM ON BOARD OF DIRECTORS AGENDA: Yes

SOURCE OF FUNDS: Interstate 215 Corridor Redevelopment Project Area Capital Improvement Funds – Romoland Sub-Area	Positions To Be Deleted Per A-30	<input type="checkbox"/>
	Requires 4/5 Vote	<input type="checkbox"/>

C.E.O. RECOMMENDATION: APPROVE

BY: *Jennifer L. Sargent*

Jennifer L. Sargent

County Executive Office Signature

FORM APPROVED COUNTY COUNSEL
BY: *Michelle Clack*
DATE: 1/15/08
MICHELLE CLACK

Policy
 Policy
 Consent
 Consent
 Dept't Recomm.:
 Per Exec. Ofc.:

Prev. Agn. Ref.: 12/11/07: 3.10, 4.5	District: 5	Agenda Number:
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3.54

ATTACHMENTS FILED
WITH THE CLERK OF THE BOARD

MOTIONS: (cont.)

3. Designate that fees received pursuant to the MOA be used to fund community projects and programs that benefit the Perris Valley community as generally defined by the 2008 boundaries of the Romoland School District.

BACKGROUND:

Currently there is a lack of park facilities in the Romoland area. On November 6, 2007, the Board of Supervisors approved the acquisition of approximately 57 acres of land along the east side of Trumble Road between Mapes Road and Vista Road, in the City of Perris. The southern-most 35-acres of this land has been identified as a preferred site for the Big League Dreams Perris Valley Sports Park.

On December 11, 2007, the Board of Directors of the Redevelopment Agency adopted a Mitigated Negative Declaration for the Project, RDA/CEQA 2007-15, and the Project was approved by the Board of Directors and the Board of Supervisors.

It is the intent of the Agency to develop the Project in conjunction with Big League Dreams Consulting, LLC. The Project would consist of the following: six (6) fully lighted baseball/softball diamonds, one (1) indoor fieldhouse, two (2) fully enclosed food and beverage facilities, batting cages, two (2) playground areas, two (2) picnic areas, administrative offices, maintenance building, facility parking, lighting, landscaping, and all necessary related improvements. Primary access to the Project would be off of Trumble Road.

Big League Dreams Consulting, LLC will provide planning, design and construction consulting services in the amount of \$510,000. It is also necessary to enter a License Agreement with Big League Dreams USA, LLC in order to have the right to the Big League Dreams Intellectual Property for the development of the sports park. Big League Dreams USA, LLC will grant the Agency and County a non-exclusive license to use the Big League Dreams Intellectual Property for a fee of \$400,000. In addition, the County wishes to contract the maintenance and operation of the sports park to an experienced company. Accordingly, the County and Big League Dreams Perris, LLC wish to enter the Maintenance and Operations Agreement to provide for long term maintenance and operations of the sports park for which the County will receive a 5-8% share of the gross revenues based on a sliding scale that increases with overall gross revenues.

A Request for Proposals was issued for full park design services for the Big League Dreams Perris Valley Sports Park. After extensive review of the proposals by the review committee the Agency selected the firm MIG, Inc. based on their experience and qualifications with similar Big League Dreams Sports Parks. MIG, Inc. will provide full architectural design and engineering services in the amount of \$1,501,186.

The development of the Project is consistent with the Redevelopment Agency's Implementation Plan, which calls for providing recreational opportunities for area residents and promoting employment and economic development opportunities as well. Agency staff recommends approval of the agreements so that the Agency may proceed with the design of the new facility.

Attachments:

Planning, Design and Construction Consulting Agreement between the Agency and Big League Dreams Consulting, LLC;
License Agreement between the Agency, the County, and Big League Dreams USA, LLC;
Maintenance and Operations Agreement between the County and Big League Dreams Perris, LLC;
Architectural Services Agreement between the Agency and MIG, Inc.