

FORM APPROVED COUNTY COUNSEL
 BY: *H. S. [Signature]* 01/10/08
 DATE
 MARSHAL L. VICTOR

650

**SUBMITTAL TO THE BOARD OF DIRECTORS OF THE
 REDEVELOPMENT AGENCY
 COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**



SUBMITTAL DATE:
 January 9, 2008

FROM: Redevelopment Agency

SUBJECT: Big League Dreams Perris Valley Sports Park

RECOMMENDED MOTION: That the Board of Directors:

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 ("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

(continued on Page 2)

RZ:DL:TE:AF:DL

Robin Zimpfer
 Robin Zimpfer

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Executive Director

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 SUPERVISORS 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 J. Sargent*
 Jennifer J. Sargent

County Executive Office Signature

Dep't Recomm.: Consent Policy Policy

Per Exec. Ofc.: Consent Policy

Prev. Agn. Ref.: 12/11/07: 3.10, 4.5

District: 5

Agenda Number:

4.5

RECOMMENDED MOTION (continued):

2. Approve and authorize the Chairman to execute the attached Planning, Design and Construction Consulting Agreement between the Redevelopment Agency for the County of Riverside ("Agency") and Big League Dreams Consulting, LLC;
3. Approve and authorize the Chairman to execute the attached License Agreement between the Agency, the County of Riverside ("County"), and Big League Dreams USA, LLC;
4. Approve and authorize the Chairman to execute the attached Architectural Services Agreement between the Agency and MIG, Inc.; and
5. Delegate authority to the Executive Director of the Redevelopment Agency or her designee for amendments up to 10% of the contract amount for the contract with MIG, Inc.

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.

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 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;
Architectural Services Agreement between the Agency and MIG, Inc.