



## City of Grass Valley City Council and Redevelopment Agency Agenda Action Sheet

**Council Meeting Date:** March 9, 2010

**Date Prepared:** February 26, 2010

**Prepared by:** Joe C. Heckel, Community Development Director

**Title:** Commencement of certain amendments to City Redevelopment Plan including an expansion of its boundaries to encompass portions of Glenbrook Basin and northeast Grass Valley

**Agenda:** Administrative (Redevelopment)

**Recommended Motion:** Authorize Chair to sign agreement with RSG, Inc. for assisting in certain amendments to the Redevelopment Plan including an expansion of its boundaries

**Background Information:** Since 2004, the Redevelopment Agency has discussed the opportunity for expanding its boundaries into the Glenbrook Basin since this area was annexed to the City as part of the “Glenbrook Annexation Strategy”. This area of interest consists of approximately 600 acres with a number of vacant or underdeveloped properties. The benefit of adding this area to the Agency is to obtain additional tools that could serve to stimulate economic development and improve the public health, safety and welfare. A Feasibility Study completed by the Agency in August 2009 determined that the inclusion of the Glenbrook Basin, along with other properties along E. Main Street or Nevada City Highway, would meet the State requirements for blight and be economically beneficial to the City and the properties lying within this area. Based on the findings of this Study, the Agency, on August 25, 2009, directed staff to initiate the process for amending the current Redevelopment Plan.

The steps to complete an expansion of an existing redevelopment area are governed by State law and require documentation of blight, financial feasibility and public outreach. To assist in this effort, staff solicited proposals from various consultants versed in the formation or amendments of redevelopment plans. After reviewing all proposals, the firm of RSG, Inc. was selected as the most qualified firm to perform this service. RSG, Inc. has successfully completed plan amendments for many redevelopment agencies throughout the State and also undertook our August 2009 Feasibility Study. RSG, Inc. will work closely with two other consultants who will be under agreement with the Agency; 1) Don Fraser and Associates, the Agency’s financial specialist, who will evaluate the financial viability of adding any new area and whether the Agency’s cumulative debt limitation should be increased, and 2) a CEQA consultant who will prepare an Environmental Impact Report (EIR). The timeframe for completing this plan amendment will encompass more than a year and involves numerous public outreach steps with residents, property owners and taxing entities. The cost of RSG’s services is \$122,283.00 which was allocated as part of the Agency’s budget for FY09-10. The costs for retaining our financial and EIR consultants will be an additional amount. The Agency Board will make the final decision as to the final boundaries of the expanded plan area and ultimately act upon an enabling ordinance that will form the plan area. A copy of the agreement with Exhibit “A”, Scope of Work” and “Payment Schedule” is attached for your review. If you should have any questions, please do not hesitate to contact me.

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**Funds Available:** 5700-3039

**Account #:** N/A

**Route to be Reviewed by:** \_\_\_\_\_ City Administrator \_\_\_\_\_ Finance Director

Cc: RSG, Inc.  
Don Fraser, Don Fraser and Associates

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