



AGENCY: City of Fort Bragg
MEETING DATE: September 13, 2021
DEPARTMENT: Community Development
PRESENTED BY: Heather Gurewitz
EMAIL ADDRESS: hgurewitz@fortbragg.com

AGENDA ITEM SUMMARY

TITLE:

Receive Report and Consider Adoption of City Council Resolution Approving the Application for Rural Recreation and Tourism Funds to Rehabilitate the Gym at 416 N. Franklin St. and Develop a Multi-Purpose Recreation Room

ISSUE:

City Hall East consists of the “old gym” and the former pool building. Both structures date back to the 1920s. Since 2010, the City has had plans to renovate the two buildings. The old pool building is currently a hazard as it is no longer structurally sound. City staff are proposing to apply for a Rural Recreation and Tourism Grant from the California State Parks for up to \$3,000,000 to create a multi-purpose recreation room in the former pool building, create public restrooms, and renovate the existing gym at 416 N. Franklin St.

ANALYSIS:

The Rural Recreation and Tourism (RRT) Program is administered through California State Parks and intended to create new recreation opportunities within rural communities to support health-related and economic goals. This program is funded by Proposition 68 (2018 Bond Act), which is found in Public Resources Code §80090(a)(b).

The total amount available is \$23,125,000 and competitive grants will range from \$200,000 to \$3 million. There is no match requirement because the median household income for Fort Bragg is below \$56,982. The due date is November 5, 2021.

At the March 23, 2021 Community Development Committee (CDC) Meeting, the Committee directed staff to put together some recommendations for projects. Staff reviewed several projects that had been identified in previous meetings and through community engagement and found three possible options that would be compatible with the grant:

1. Pool Building Conversion – Turning the former pool building into a multipurpose recreational atrium including structural improvements to the existing gym and the creation of public restrooms at the site.
2. CV Starr Covered Outdoor Ball Courts – The plans developed for the CV Starr courts in 2016 were estimated at \$12 Million which is beyond the scope of this project. However, it is possible to do a limited version of the project and create two outdoor covered and fenced courts.
3. CV Starr Indoor Ball Court – Another option is to create one indoor ball court (max 5,200 Square Feet) at the CV Starr Center.

The projects were reviewed at the following CDC meeting on April 23, 2021. The Committee recommended taking all three recommended projects for public scoping. They added an additional recommendation, a pocket park at N. Franklin and Redwood. Staff reached out to

the existing property owner who said that he would not discuss anything unless the City provided a formal written offer. This is not feasible as part of this project as the grant process is competitive and requires a willing partner if there will be a transfer of property. Based on the response, staff reported back to Committee that the pocket park was not a good fit for this funding source.

Staff held three in-person scoping sessions: one at the Fort Bragg High School (May 25, 2021), one at the Fort Bragg Middle School (June 3, 2021), and one at the Fort Bragg Farmers' Market (June 30, 2021). Additionally, to accommodate individuals who were not able to participate in person, the City provided an online survey that was promoted through a press release and the City's website. The City had over 100 participants who provided feedback on the project including 40 students. There was significant interest in all three projects and no clear "winner."

Staff consulted with the Mendocino Parks and Recreation District Director who felt that the demand is really for indoor courts and that one court may be short sighted as it would likely not meet the demand. She also expressed that the multipurpose room would be of great value as it could accommodate a lot of other activities for which there is great interest.

At the July 27, 2021 meeting, the Community Development Committee received a report and directed staff to move forward with the proposed project to renovate the gym and convert the former pool building into a multi-purpose recreational room. The proposed project would renovate and rehabilitate a historic recreation site in Fort Bragg and provide important access to indoor recreational opportunities.

The grant application requires that City Council authorize the application to State Parks. The application also requires the Applicant to certify that they have understood and agreed to the grant provisions in the Grant Administration Guide, which can be found by following this link: [State Parks Grant Administration Guide](#).

RECOMMENDED ACTION:

Adopt a resolution authorizing staff to submit an application for the Rural Recreation and Tourism Grant Program to convert the former pool building into a multi-purpose recreation room and renovate the old gym at 416 N. Franklin St.

ALTERNATIVE ACTION(S):

- Direct staff not to apply for the grant.
- Direct staff to pursue another opportunity.

FISCAL IMPACT:

The City will be responsible for maintaining the space for a minimum of 30 years. Additionally, if the funds are not sufficient to complete the project scope, the City would have to either provide them out of general funds or find another source of funding. However, the proposed budget is more than sufficient to complete the project. In the past, State Parks has been very firm about scopes of work, however, due to the extreme changes in the pricing of

construction materials and inflation, they have expressed a willingness to work with jurisdictions to revise scopes of work if it becomes necessary.

GREENHOUSE GAS EMISSIONS IMPACT:

There would be limited temporary emissions from the construction of the project. However, this is re-use of an existing downtown space that will provide walkable year-round activities. The GHG impact would be minimal.

CONSISTENCY:

The rehabilitation of City Hall east is identified in the City's Capital Improvement Program. The project is consistent with Inland General Plan Policy PF-2.7 Public Buildings: Ensure that public buildings in the City are adequate to provide services for the community.

It is also consistent with Inland General Plan Policy OS-9.3 Recreational Facilities: Provide recreational facilities to meet the needs of all Fort Bragg citizens, especially children and teenagers. The project is also consistent with Program OS-9.3.1: Consider teen recreation needs when planning new or redesigned parks.

IMPLEMENTATION/TIMEFRAMES:

Applications must be submitted by November 5, 2021. If awarded, the project design and all required studies would likely take place the following winter of 2022-2023, followed by any remediation, demolition, and construction in 2024-2026.

ATTACHMENTS:

1. Current and Proposed Multi-Recreation Room Visual Images
2. Community Development Committee Staff Report from July 27, 2021
3. Resolution Approving the Application for RRT Grant Funds

NOTIFICATION:

1. Notify Me Fort Bragg Downtown Businesses Subscriber List