

# City of Sacramento

## Legislation Text

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**File #:** 2020-01496, **Version:** 1

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**Title:**

**Northwest Land Park Project Park Impact Fee Allocation for Reimbursement**

File ID: 2020-01496

**Location:** District 4

**Recommendation:**

Adopt a Resolution authorizing the City Manager or City Manager's designee to increase the expenditure budget in the Olympians Park Development Project (L19145100) by appropriating \$169,922 from the Park Impact Fees (PIF) (Fund 3204) available fund balance.

**Contact:** Dana Repan, Senior Planner, (916) 808-2762; Raymond Costantino, Manager, Park Planning and Development Services, (916) 808-1941, Youth, Parks, & Community Enrichment Department.

**Presenter:** None

**Attachments:**

- 1-Description/Analysis
- 2-Resolution

### Description/Analysis

**Issue Detail:** On September 3, 2019, City Council approved the First Amendment to the Quimby and Park Impact Fee Credit and Reimbursement Agreement for the Northwest Land Park Project, which is known as The Mill at Broadway. Under the amended agreement, the total Park Impact Fee (PIF) credits available based on the City's park construction, park planning, and City staff costs was \$1,738,882. These credits covered a portion of the costs of developing the neighborhood park (Olympians Park) at the residential development. The developer chose to participate in the City's Fee Deferral Program and did not use its PIF credits when applying for building permits. Under the Fee Deferral Program, all credits for impact fees must be accounted for prior to entering the fee deferral program. Because the developer failed to apply the credits, the developer was required to pay the PIF before final inspection of the housing units.

The developer is requesting final reimbursement of the park impact fee funds they paid. At this time, the balance of funds from the payment of PIF for the building permits is \$169,922. Construction of

Olympians Park has been completed and the park is now open to the public and the residential development at The Mill at Broadway is completed.

**Policy Considerations:** Using PIF available fund balance to fund and augment project budgets is consistent with Sacramento City Code Section 18.56.230, as these funds will be expended for reimbursement of the cost of park facilities constructed to serve the residents of the development project.

**Economic Impacts:** None

**Environmental Considerations:** The proposed action is not a “project” subject to the California Environmental Quality Act under Section number 15378(b)(4) because it is an administrative activity that consists of government fiscal activities.

**Sustainability:** Not applicable

**Commission/Committee Action:** None

**Rationale for Recommendation:** Staff recommends City Council approve the fund transfer for reimbursement under the amended Quimby and Park Impact Fee Credit and Reimbursement Agreement for The Mill at Broadway project because the park improvement project has been constructed and PIF was paid in lieu of applying the PIF credits for this project.

**Financial Considerations:** The Fee Ordinance authorizes reimbursement of PIF paid by the developer who undertakes the design and construction of park facilities that otherwise would be built by the City with PIF revenues. There are sufficient funds available in the PIF available fund balance (Fund 3204) to support the funding transfer of \$169,922 to the Olympians Park Development project (L19145100).

**Local Business Enterprise (LBE):** None