

# Item No.11

## “To Be Delivered” Material

For

### City of Sacramento

City Council

Housing Authority

Redevelopment Agency

Economic Development Commission

Sacramento City Financing Authority

### Agenda Packet

**Submitted: April 6, 2006**

**For the Meeting of: April 11, 2006**

The attached materials were not available at the time the Agenda Packet was prepared.

**Subject: Offices in Natomas Oak Park**

Contact Information: Joe Benassini, Urban Forest Manager, (916) 808-6258, Parks and Recreation Department.

Please include this “To Be Delivered” material in your agenda packet. This material will also be published to the City’s Intranet.

For additional information, contact the City Clerk Department at Historic City Hall, 915 I Street, First Floor, Sacramento, CA 95814-2604– (916) 808-7200.



# REPORT TO COUNCIL

## City of Sacramento

915 I Street, Sacramento, CA 95814-2671  
www. CityofSacramento.org

CONSENT  
April 11, 2006

Honorable Mayor and  
Members of the City Council

**Subject:** Authorize the City Manager to Enter into a Memorandum of Understanding to Negotiate Business Terms with the Sacramento Tree Foundation for an Environmental Center and Offices at Natomas Oaks Park

**Location/Council District:** Natomas Oaks Park, 2230 River Plaza Drive, Council District 1

**Recommendation:** Adopt a Resolution: Authorizing the City Manager to enter into a Memorandum of Understanding (MOU) to negotiate business terms with the Sacramento Tree Foundation for an Environmental Center and Offices at Natomas Oaks Park.

**Contact:** Joe Benassini, Urban Forest Manager, 808-6258

**Presenters:** None

**Department:** Parks and Recreation

**Division:** Urban Forest Services

**Organization No:** 4713

**Summary:**

Staff recommends the City Council authorize the City Manager, by resolution (p. 4), to enter into a MOU with the Sacramento Tree Foundation to negotiate the business terms with the Sacramento Tree Foundation, a nonprofit organization, for an Environmental Center and offices at Natomas Oaks Park.

**Committee/Commission Action:**

None with this item.

**Background Information:**

In October 2001, City Council supported the concept of an education and interpretive center in Natomas Oaks Park, and to seek funding for the development of a proposed center through the State Proposition 12 Urban Recreation and Cultural Centers competitive grant program (Council resolution 2001-706). The master plan for this park has included the concept of an education center for over 15 years. While the City was unsuccessful in securing this competitive grant, the Sacramento Tree Foundation has stepped forward as a partner in bringing this project to fruition.

The Sacramento Tree Foundation has approached the City with an interest to build an environmental education center as a place of learning about the urban forest and urban ecology located in Natomas Oaks Park near the confluence of the Sacramento River and American River. The two-acre park consists of a group picnic area and a stunning 10-acre grove of heritage valley oaks.

City staff recommends further negotiation with the Sacramento Tree Foundation. In November 2005, the City of Sacramento's Urban Forest Services and the Sacramento Tree Foundation entered into a Collaboration Agreement to acknowledge that both have similar missions and that it is in their best interest to work collaboratively and combine expertise and resources on programs, projects and initiatives.

The proposed project includes a new, two-story building totaling approximately 22,000 square feet and a variety of indoor and outdoor exhibits. Included indoors is a theatre, classrooms, meeting rooms, electronic learning centers, bookstore and office space. Outdoor features include interpretative trails, sustainable landscape demo project, and amphitheater and seedling nursery.

City staff is supportive of this proposal if key business points can be negotiated including:

1. Site control of Natomas Oaks Park.
2. Feasibility of achieving sufficient development and operating funds.
3. Development of a facility and business operations/program plan including ongoing funding.
4. Community access to the building.
5. Terms of a long term lease agreement.
6. Terms of a long-term maintenance agreement.

A successful project will:

- Play a key role in the implementation of the Greenprint initiative
- Provide numerous teaching opportunities
- Be a place to build a community of informed and active advocates to improve the urban environment
- Provide special workshops, and professional seminars

With Council support, staff will negotiate business points outlined in the resolution and return to Council for further direction.

**Financial Considerations:**

The Sacramento Tree Foundation estimates the Center, as currently proposed, could cost approximately \$12 million to develop. Staff recommends that further discussion and negotiations occur with the Sacramento Tree Foundation regarding the total cost, scope and financing of this project. The Sacramento Tree Foundation has begun to raise funds to develop the Center, however the City's obligation to the project is currently unknown.

**Environmental Considerations:**

Under the California Environmental Quality Act (CEQA), the action in adopting this resolution is exempt.

**Policy Considerations:**

This request is consistent with and supports the City's Strategic Goals to achieve sustainability and livability and to expand economic development throughout the City. It is also consistent with the City Council adopted *2005-2010 Parks and Recreation Master Plan* policy statements to participate as a partner with local agencies whose mission is natural resource protection (Policy Section 10.0, Policy 10.6) and to formalize partnership agreements for the purpose of building public facilities for community use (Policy Section 7.0, Policy 12.1a).

**Emerging Small Business Development (ESBD):**

No goods or services are being procured by the City of Sacramento with this report.

Approved by:



ROBERT G. OVERSTREET II  
Director of Parks and Recreation

Recommendation Approved:

  
for RAY KERRIDGE  
City Manager

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## **RESOLUTION NO.**

Adoption by the Sacramento City Council

### **APPROVE NEGOTIATION OF BUSINESS TERMS WITH THE SACRAMENTO TREE FOUNDATION FOR AN ENVIRONMENTAL CENTER AND OFFICES IN NATOMAS OAKS PARK**

#### **BACKGROUND**

- A. The mission of the City is to lead in the care, maintenance, and awareness and expansion of Sacramento's urban forest.
- B. The mission of Sacramento Tree Foundation (STF) is to build the best urban forest in the Sacramento region; and STF's strategic plan envisions a future where, "it will be the norm, not the exception, for people to understand the benefits of trees, and to carefully manage existing trees and plant new trees."
- C. In November 2005, the City and STF entered into a Collaboration Agreement to acknowledge that both have similar missions and that it is in their best interest to work collaboratively and combine expertise and resources on programs, projects and initiatives.
- D. The City's parks master plan identifies an interpretation center at this park site.
- E. The City Council has supported the development of an education and interpretive center in Natomas Oaks Parks.

#### **BASED ON THE FACTS SET FORTH IN THE BACKGROUND, THE CITY COUNCIL RESOLVES AS FOLLOWS:**

- Section 1. The City Manager is authorized to negotiate and enter into a Memorandum of Understanding (MOU) with the Sacramento Tree Foundation to negotiate the business terms
- Section 2. The key business points to be negotiated as part of the MOU include the following:
  - a) Site control of Natomas Oaks Park,
  - b) Feasibility of achieving sufficient development and operating funds,
  - c) Development of a facility and business operations/program plan including ongoing funding,
  - d) Community access to the building,
  - e) Terms of a long term lease agreement, and
  - f) Terms of a long-term maintenance agreement.