



Agenda Date: 1/24/2006  
Agenda Placement: 6R

## NAPA COUNTY BOARD OF SUPERVISORS Board Agenda Letter

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**TO:** Board of Supervisors  
**FROM:** Britt Ferguson for Nancy Watt - County Executive Officer  
Community Partnership Program  
**REPORT BY:** Howard Siegel, Community Partnership Manager, 253-4621  
**SUBJECT:** Amendment No. 1 to Parking Garage Cooperative Agreement No. 6372

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### **RECOMMENDATION**

County Executive Officer requests approval of and authorization for the Chair to sign Amendment No. 1 to Parking Garage Cooperative Agreement No. 6372 with the City of Napa to defer the final deposit date for all financial obligations of both the City and the County to March 31, 2006.

### **EXECUTIVE SUMMARY**

The County and the City of Napa are jointly developing a parking garage, as articulated in the Parking Garage Cooperative Agreement executed in December 2004. One of the provisions of that Agreement is that both parties will have deposited their respective financial obligations into the Parking Garage Fund (established by Auditor-Controller) by January 31, 2006.

However, due to financial and schedule considerations, it has become prudent to modify this deadline to accommodate City Redevelopment Agency bonding commitments and avoid financial penalties.

For these reasons, staff is recommending modifying one section of the Agreement to defer the final deposit date for all financial obligations of both the City and the County. The recommended action would result in the full amount of the City's \$4.7 Million contribution, as well as the County's approximately \$6.55 Million contribution being deposited in the County's Parking Garage Fund by March 31, 2006.

### **FISCAL IMPACT**

Is there a Fiscal Impact?                      No

**ENVIRONMENTAL IMPACT**

ENVIRONMENTAL DETERMINATION: The proposed action is not a project as defined by 14 California Code of Regulations 15378 (State CEQA Guidelines) and therefore CEQA is not applicable.

**BACKGROUND AND DISCUSSION**

In October 2003, the County and the City of Napa executed a Memorandum of Understanding (MOU) pertaining to the reallocation of regional housing needs (from the County to the City) in exchange for a number of commitments on the part of the County. Among these were the commitment to jointly develop a parking garage on County-owned property.

In December 2004, that commitment was further articulated in the Parking Garage Cooperative Agreement No. 6372, as described in the Executive Summary. This Agreement addresses issues related to cost, timing, and relative responsibilities of the City and the County.

Since that time, detailed design work has been underway, albeit accompanied by increased costs estimates (due to external, unforeseeable factors). As the development process has proceeded, schedule refinement has occurred, leading to an understanding that the deposit of funds into the account could be partially delayed in order to avoid unnecessary financing costs.

The proposed revision of the deposit deadline would still allow the bidding process to proceed on schedule, with contract award anticipated in May 2006. The Napa City Council was expected to approve this amendment on January 17, 2006.

**SUPPORTING DOCUMENTS**

A . Cooperative Agreement Amendment (draft)

CEO Recommendation: Approve

Reviewed By: Howard Siegel