

Tuesday, May 3, 2022, 7:00 P.M.

Tracy City Hall Chambers, 333 Civic Center Plaza, Tracy

Web Site: www.cityoftracy.org

THIS MEETING WILL BE OPEN TO THE PUBLIC FOR IN-PERSON AND REMOTE PARTICIPATION PURSUANT TO GOVERNMENT CODE SECTION 54953(e).

THIS MEETING WILL BE OPEN TO THE PUBLIC FOR IN-PERSON AND REMOTE PARTICIPATION. IN ACCORDANCE WITH THE CALIFORNIA DEPARTMENT OF PUBLIC HEALTH GUIDELINES, UNIVERSAL MASKING IS RECOMMENDED FOR ALL PERSONS REGARDLESS OF VACCINATION STATUS.

MEMBERS OF THE PUBLIC MAY PARTICIPATE REMOTELY IN THE MEETING VIA THE FOLLOWING METHOD:

As always, the public may view the City Council meetings live on the City of Tracy's website at CityofTracy.org or on Comcast Channel 26/AT&T U-verse Channel 99. To view from the City's website, open the "Government" menu at the top of the City's homepage and select "[City Council Meeting Videos](#)" under the "City Council" section.

If you only wish to watch the meeting and do not wish to address the Council, the City requests that you stream the meeting through the City's website or watch on Channel 26.

Remote Public Comment:

During the upcoming City Council meeting public comment will be accepted via the options listed below. If you would like to comment remotely, please follow the protocols below:

- *Comments via:*
 - **Online by visiting** <https://cityoftracyevents.webex.com> and using the following **Event Number: 2559 868 5834** and **Event Password: TracyCC**
 - ***If you would like to participate in the public comment anonymously***, you may submit your comment in WebEx by typing "Anonymous" when prompted to provide a First and Last Name and inserting Anonymous@example.com when prompted to provide an email address.
 - **Join by phone** by dialing +1-408-418-9388, enter 25598685834#8722922# Press *3 to raise the hand icon to speak on an item.

- *Protocols for commenting via WebEx:*
 - *If you wish to comment on the "Consent Calendar", "Items from the Audience/Public Comment" or "Regular Agenda" portions of the agenda:*
 - *Listen for the Mayor to open that portion of the agenda for discussion, then raise your hand to speak by clicking on the Hand icon on the Participants panel to the right of your screen.*
 - *If you no longer wish to comment, you may lower your hand by clicking on the Hand icon again.*

- *Comments for the “Consent Calendar” “Items from the Agenda/Public Comment” or “Regular Agenda” portions of the agenda will be accepted until the public comment for that item is closed.*

Comments received on Webex outside of the comment periods outlined above will not be included in the record.

Americans With Disabilities Act - The City of Tracy complies with the Americans with Disabilities Act and makes all reasonable accommodations for the disabled to participate in Council meetings. Persons requiring assistance or auxiliary aids should call City Hall (209/831-6105) 24 hours prior to the meeting.

Addressing the Council on Items on the Agenda - The Brown Act provides that every regular Council meeting shall provide an opportunity for the public to address the Council on any item within its jurisdiction before or during the Council's consideration of the item, provided no action shall be taken on any item not on the agenda. To facilitate the orderly process of public comment and to assist the Council to conduct its business as efficiently as possible, members of the public wishing to address the Council are requested to, but not required to, hand a speaker card, which includes the speaker's name or other identifying designation and address to the City Clerk prior to the agenda item being called. Generally, once the City Council begins its consideration of an item, no more speaker cards will be accepted. An individual's failure to present a speaker card or state their name shall not preclude the individual from addressing the Council. Each citizen will be allowed a maximum of five minutes for input or testimony. In the event there are 15 or more individuals wishing to speak regarding any agenda item including the “Items from the Audience/Public Comment” portion of the agenda and regular items, the maximum amount of time allowed per speaker will be three minutes. When speaking under a specific agenda item, each speaker should avoid repetition of the remarks of the prior speakers. To promote time efficiency and an orderly meeting, the Presiding Officer may request that a spokesperson be designated to represent similar views. A designated spokesperson shall have 10 minutes to speak. At the Presiding Officer's discretion, additional time may be granted. The City Clerk shall be the timekeeper.

Consent Calendar - All items listed on the Consent Calendar are considered routine and/or consistent with previous City Council direction. One motion, a second, and a roll call vote may enact the items listed on the Consent Calendar. No separate discussion of Consent Calendar items shall take place unless a member of the City Council, City staff or the public request discussion on a specific item.

Addressing the Council on Items not on the Agenda – The Brown Act prohibits discussion or action on items not on the posted agenda. The City Council's Meeting Protocols and Rules of Procedure provide that in the interest of allowing Council to have adequate time to address the agendized items of business, “Items from the Audience/Public Comment” following the Consent Calendar will be limited to 15-minutes maximum period. “Items from the Audience/Public Comment” listed near the end of the agenda will not have a maximum time limit. A five-minute maximum time limit per speaker will apply to all individuals speaking during “Items from the Audience/Public Comment”. For non-agendized items, Council Members may briefly respond to statements made or questions posed by individuals during public comment; ask questions for clarification; direct the individual to the appropriate staff member; or request that the matter be placed on a future agenda or that staff provide additional information to Council. When members of the public address the Council, they should be as specific as possible about their concerns. If several members of the public comment on the same issue an effort should be made to avoid repetition of views already expressed.

Notice - A 90 day limit is set by law for filing challenges in the Superior Court to certain City administrative decisions and orders when those decisions or orders require: (1) a hearing by law, (2) the receipt of evidence, and (3) the exercise of discretion. The 90 day limit begins on the date the decision is final (Code of Civil Procedure Section 1094.6). Further, if you challenge a City Council action in court, you may be limited, by California law, including but not limited to Government Code Section 65009, to raising only those issues you or someone else raised during the public hearing, or raised in written correspondence delivered to the City Council prior to or at the public hearing.

Full copies of the agenda are available on the City's website: www.cityoftracy.org

CALL TO ORDER

PLEDGE OF ALLEGIANCE

INVOCATION

ROLL CALL

PRESENTATIONS:

1. Employee of the Month
2. Certificates - Transportation Advisory Commission
3. Proclamation - Older Americans Month
4. Proclamation - Neurofibromatosis Awareness Month
5. Proclamation - Bike to Work Week
6. Proclamation - AAPI Heritage Month
7. Proclamation - National Public Works Week
8. Proclamation - National Day of Prayer

1. CONSENT CALENDAR

- 1.A. ADOPTION OF THE APRIL 19, 2022 JOINT CITY COUNCIL AND TRACY PUBLIC FINANCING AUTHORITY MEETING MINUTES
- 1.B. ADOPT RESOLUTION AUTHORIZING THE EXECUTION OF THE CERTIFICATIONS AND ASSURANCES AND AUTHORIZED AGENT FORMS FOR THE LOW CARBON TRANSIT OPERATION PROGRAM (LCTOP) FOR THE USE OF FREE FARE BUS RIDES USING AN ALLOCATION OF \$67,412 IN LCTOP FUNDS
- 1.C. APPROVE THE PROFESSIONAL SERVICES AGREEMENT WITH AECOM TO UPDATE THE CITY'S ECONOMIC DEVELOPMENT STRATEGIC PLAN FOR A NOT-TO-EXCEED AMOUNT OF \$152,000
- 1.D. APPROVE AMENDMENT NO.1 TO THE PROFESSIONAL SERVICES AGREEMENT WITH KIMLEY-HORN AND ASSOCIATES, INC. TO AMEND THE SCOPE FOR THE CITYWIDE ROAD AND TRANSPORTATION AND BIKEWAYS MASTER PLAN UPDATE CIP 73173 & CIP 78171, AND INCREASE THE COMPENSATION BY AN ADDITIONAL \$136,900, FOR A TOTAL CONTRACT AMOUNT OF \$748,485
- 1.E. AUTHORIZE THE ACCEPTANCE OF A \$495,735 GRANT FROM STATE WATER RESOURCES CONTROL BOARD FOR THE CALIFORNIA WASTEWATER ARREARAGE PAYMENT PROGRAM FOR RESIDENTIAL AND COMMERCIAL WASTEWATER ARREARAGES
- 1.F. AMEND RESOLUTION No. 2021-196, DATED DECEMBER 21, 2021, TO AUTHORIZE THE DIRECT PURCHASE OF A SIXTY (60) FOOT WIDE BY ONE HUNDRED FIVE (105) FOOT LONG, HIGH TENSION MEMBRANE STRUCTURE FROM SPRUNG INSTANT STRUCTURES, INC., TO BE INSTALLED AS PART OF THE SITE IMPROVEMENTS AT THE TEMPORARY EMERGENCY HOUSING PROJECT, CIP 71112, AT 370 ARBOR AVENUE, FOR A NOT-TO-EXCEED AMOUNT OF \$455,000

2. ITEMS FROM THE AUDIENCE

3. REGULAR AGENDA

3.A. REVIEW THE TOP THREE (3) NAMES RECOMMENDED BY THE PARKS AND COMMUNITY SERVICES COMMISSION AND SELECT ONE (1) FOR THE NAME OF THE NEW LINEAR PARK IN THE HILLVIEW DEVELOPMENT OF TRACY HILLS

3.B. APPOINTMENT OF CITY COUNCIL SUBCOMMITTEE AND AN ALTERNATE TO INTERVIEW APPLICANTS TO FILL ONE TERM VACANCY ON THE SAN JOAQUIN COUNTY MOSQUITO ABATEMENT DISTRICT BOARD

4. ITEMS FROM THE AUDIENCE

5. STAFF ITEMS

6. COUNCIL ITEMS

7. ADJOURNMENT

April 19, 2022, 7:00 p.m.

City Hall, 333 Civic Center Plaza, Tracy

Web Site: www.cityoftracy.org

Mayor Young called the meeting to order at 7:01 p.m.

Roll call found Council Members Arriola, Bedolla, Davis, Mayor Pro Tem Vargas and Mayor Young present.

Mayor Young announced the meeting was a joint meeting of the Tracy City Council and the Tracy Public Financing Authority and the Authority would vote on actions related to Consent Item 1.F and Regular Item 3.B.

Mayor Young led the Pledge of Allegiance.

Pastor Kevin James, New Creation Bible Fellowship offered the invocation.

Police Chief Sekou Millington swore in Officers Estefania Rodriguez, Brock DeWitt, John Hostetler, and Gabriel Silva.

Mayor Young presented Certificates of Congratulations to the San Joaquin County Mock Trial Winners from Tracy High School.

Mayor Young presented the Earth Day Proclamation to Dotty Nygard.

Mayor Young presented the National Child Abuse Prevention Month 2022 Proclamation to Pastor Kevin James, New Creation Bible Fellowship.

REGULAR MEETING – 7:00 P.M.

1. CONSENT CALENDAR – Necy Lopez, Deputy City Clerk noted that the Resolution for Consent Item 1.B should have included the Tracy African American Association also known as TAAA, in the “Now therefore be it resolved” section of the Resolution. The City Clerk’s Office will correct the Resolution prior to signing. Council Member Bedolla expressed his gratitude to staff for all the work in acquiring the funds for Item 1.K, the Recycled Water Expansion Project. Motion was made by Mayor Pro Tem Vargas and seconded by Council Member Arriola to adopt the consent calendar. Roll call found all in favor; passed and so ordered.
 - 1.A ADOPTION OF MARCH 22, 2022 SPECIAL MEETING MINUTES, MARCH 29, 2022 SPECIAL MEETING MINUTES, APRIL 5, 2022 CLOSED SESSION AND APRIL 5, 2022 REGULAR MEETING MINUTES– **Minutes were adopted.**
 - 1.B APPROVE PERMITS FOR THE CONSUMPTION OF ALCOHOLIC BEVERAGES ON CITY STREETS FOR VARIOUS SPECIAL EVENTS OF COMMUNITY-WIDE INTEREST OCCURRING IN 2022.– **Resolution 2022-045** approved permits for the

consumption of alcoholic beverages on City streets for various special events of community-wide interest occurring in 2022.

- 1.C APPROVE A RESOLUTION AUTHORIZING A FIXED BASED OPERATOR AND LEASED FACILITY AGREEMENT WITH RIYAS ENTERPRISES, LLC AT TRACY MUNICIPAL AIRPORT. – **Resolution 2022-046** authorized a Fixed Based Operator and Leased Facility Agreement with Riyas Enterprises, LLC at Tracy Municipal Airport.
- 1.D AUTHORIZE AMENDMENTS TO THE CITY’S CLASSIFICATION AND COMPENSATION PLANS, MASTER SALARY SCHEDULE AND POSITION CONTROL ROSTER RELATING TO THE PARKS PROJECT COORDINATOR – **Resolution 2022-047** authorized amendments to the City’s Classification and Compensation Plans, Master Salary Schedule and Position Control Roster relating to the Parks Project Coordinator.
- 1.E ADOPT A RESOLUTION MAKING FINDINGS AND AUTHORIZING REMOTE TELECONFERENCE MEETINGS OF THE CITY COUNCIL AND ALL LEGISLATIVE BODIES OF THE CITY OF TRACY FOR THE PERIOD FROM APRIL 22, 2022 THROUGH MAY 22, 2022 PURSUANT TO THE BROWN ACT – **Resolution 2022-048** made findings and re-authorized remote teleconference meetings of the City Council and all Legislative Bodies of the City of Tracy for the period of April 22, 2022, to May 22, 2022, pursuant to the Brown Act.
- 1.F APPROVAL BY THE TRACY PUBLIC FINANCING AUTHORITY OF A DEBT MANAGEMENT POLICY – **Resolution TPFA-2022-001** approved a Debt Management policy for Tracy Public Financing Authority.
- 1.G AUTHORIZE THE CITY OF TRACY’S PARTICIPATION IN THE EMPLOYMENT RISK MANAGEMENT AUTHORITY (ERMA) FOR EMPLOYMENT PRACTICES LIABILITY COVERAGE AND AUTHORIZE SUBMISSION OF APPLICATION TO ERMA – **Resolution 2022-049** authorized participation in the Employment Risk Management Authority (ERMA) for Employment Practices Liability Coverage and authorize submission of application to ERMA.
- 1.H AUTHORIZE GRANT APPLICATION, ACCEPTANCE AND EXECUTION FOR THE RECYCLED WATER EXPANSION PROJECT – **Resolution 2022-050** authorized grant application, acceptance and execution for the Recycled Water Expansion Project.
- 1.I WAIVE SECOND READING AND ADOPT ORDINANCE 1327, AN ORDINANCE OF THE CITY OF TRACY ADOPTING A MILITARY EQUIPMENT USE POLICY PURSUANT TO CALIFORNIA ASSEMBLY BILL 481 – **Ordinance 1327** adopted a Military Equipment Use Policy pursuant to California Assembly Bill 481.
- 1.J ADOPT A RESOLUTION AMENDING THE CITY’S OPERATING AND CAPITAL IMPROVEMENT PROJECTS (CIP) BUDGET FOR THE FISCAL YEAR ENDING JUNE 30, 2022, AS PROPOSED AND AUTHORIZE THE BUDGET OFFICER TO AMEND THE CITY’S POSITION CONTROL ROSTER FOR FY2021-22 – **Resolution 2022-051**

amended the City's Operating and Capital Improvement Projects (CIP) Budget for the Fiscal Year ending June 30, 2022, as proposed.

- 1.K AWARD A CONSTRUCTION CONTRACT TO GRADE TECH, INC. OF SAN RAMON, CALIFORNIA, IN THE AMOUNT OF \$1,978,480 FOR THE TEMPORARY EMERGENCY HOUSING PROJECT ON ARBOR AVENUE, DEMOLITION, ROUGH GRADING AND UNDERGROUND UTILITIES CONSTRUCTION PHASE 1, CIP 71112, WITH A NOT-TO-EXCEED BUDGET OF \$2,473,100, AND AUTHORIZE THE CITY MANAGER TO APPROVE CHANGE ORDERS UP TO THE CONTINGENCY AMOUNT OF \$197,848, IF NEEDED – **Resolution 2022-052** awarded a construction contract to Grade Tech, Inc. for the Temporary Emergency Housing Project on Arbor Avenue.

2. ITEMS FROM THE AUDIENCE – Tim Silva expressed his concerns regarding the cell tower at Ritter Park not being aesthetically pleasing and or matching the surrounding aesthetics and asked what the disconnect is between the Council, staff, and the community.

Melinda Ramirez requested additional EV charging stations with a possible two-hour time limit and a potential charge.

Robert Wagner shared concerns regarding disrepair of roads, number of potholes near the hospital, decaying signs, and asked about an additional post office and what the Council can do to assist.

Maximilian Smereka shared what drew him to Tracy was aviation, but the roads are a major problem. Has had over \$5,000 of damage to his vehicle and requested that roads be addressed.

Dave Watson provided background information on competition aerobatics and announced a competition event will be held in Tracy on June 2nd – 4th, 2022 and requested Council approve a permit to allow the event planners to hold the event for public spectators. The event will be free to the public.

Richard Ortenheim spoke about expansion of roads in addition to the road repairs and that information should be discussed prior to construction.

Robert Tanner shared his concerns regarding the number of potential cannabis storefronts and his frustration regarding the lack of an option for a 35-gallon garbage can for those on a fixed income.

Justin Bethune, member of Chapter 38 National Aviator Club shared that the upcoming aerobatic competition would be a great event for the City of Tracy.

Dale Cose shared his frustrations in constructing affordable housing and the impact fees.

Tony Vase stated he would like to build affordable housing and shared the challenges and frustrations that he has faced with getting permits and fees paid.

Tim Silva expressed support for the aerobatics event at the Tracy Airport.

Karen Moore shared her frustration regarding the vote on the solid waste program.

Necy Lopez, Deputy City Clerk announced an email was also received from Karen Moore and provided to City Council.

3. REGULAR AGENDA

3.A RECEIVE A PRESENTATION AND ACCEPT THE CITY-WIDE URBAN FOREST MANAGEMENT PLAN (UFMP)

Don Scholl, Public Works Director, David Murphy, Street Superintendent and John Newman, Internal Services Superintendent provided the staff report and responded to questions.

Pete Mitracos, President of the Tracy Tree Foundation, shared historical information regarding the foundation and the importance of collaboration between non-profit organizations and City staff. Mr. Mitracos suggested there should be a department created within the City for just trees and agrees with the proposal of a sustainability commission.

Dotty Nygard shared that the sustainability action plan has been dormant and feels that a decision needs to be made to bring this back to Council and suggested there should be a committee that assists in executing an action plan that encompasses carbon sequestration, transportation, water and waste management. Ms. Nygard stated those plans should not only include tree planting but a plan or commitment to maintain tree health and tree canopy.

Mary Mitracos echoed the sentiments of the previous speakers and requested a heritage tree ordinance in place now to protect the trees.

Tim Silva would like to see indigenous trees from the valley planted in the City, and shared information about a software satellite system that can assist in the monitoring of tree health.

William Muetzenberg stated it would be great to see more trees in the City, supported a community driven sustainability committee, and shared his thoughts on being proactive on environmental sustainability when it comes to transportation and watershed.

Alice English stated the problems with the sidewalks are not being addressed because as trees are looking for water, the roots are coming up and damaging the sidewalks, and shared concerns regarding damages to homes, driveways all due to City trees. Ms. English added citizens that are cutting down trees that are damaging their homes should not be fined for doing something that the City is not.

Karen Moore, a member of Tracy Earth Project shared her excitement for this discussion and stated there should be some fine for people to stop cutting down City trees.

Council discussion followed.

Mayor Pro Tem Vargas requested that a subcommittee for environmental sustainability be formed, where it is Council appointed and potentially Council Members can serve on that committee alongside community members.

Council discussion continued.

Council Member Arriola seconded Mayor Pro Tem Vargas's request for an Environmental Sustainability Committee.

Council discussion continued.

Council Member Arriola asked if there has been outreach to local universities for a possible MOU with urban forestry programs to see about creating a pipeline for future arborists for the City. Mayor Pro Tem Vargas supported the request.

ACTION: City Council accepted the report of the City-Wide Urban Forest Management Plan (UFMP).

3.B WITH RESPECT TO THE PROPOSED FINANCING OF LEGACY FIELDS SPORTS COMPLEX, PHASE 1E:

1. TRACY PUBLIC FINANCING AUTHORITY BOARD OF DIRECTORS ADOPT A RESOLUTION AUTHORIZING THE ISSUANCE AND SALE OF LEASE REVENUE BONDS, AND APPROVING RELATED DOCUMENTS AND ACTION

Karin Schnaider, Finance Director provided the staff report and responded to questions.

There were no public comments.

There were no Council comments.

ACTION: Motion was made by Board Member Arriola and seconded by Board Member Vargas to adopt **Resolution TPFA-2022-001** by the Tracy Public Financing Authority Board of Directors authorizing the issuance and sale of Lease Revenue Bonds to provide financing for public improvements to be owned and operated by the City of Tracy, approving related documents and directing related actions. Roll call found all in favor; passed and so ordered.

3.C APPOINT TWO APPLICANTS TO SERVE ON THE TRANSPORTATION ADVISORY COMMISSION

Necy Lopez, Deputy City Clerk provided the staff report.

Council Subcommittee Members Arriola and Davis announced their recommendations for appointment to the Transportation Advisory Commission.

Tim Silva thanked Council for his re-appointment to the Transportation Advisory Commission. Mr. Silva shared some of the programs that have come to fruition since he has served on the Transportation Advisory Commission.

Alice English thanked Council for making their selection to the Transportation Advisory Commission.

William Muetzenberg congratulated the appointees to the Transportation Advisory Commission and thanked the Commission for the work that has been done. Mr. Muetzenberg shared his frustration on the lack of connection between some of the bike lanes and advocated safety for those that use bikes as a form of transportation.

There were no Council comments.

ACTION: Motion was made by Council Member Arriola and seconded by Council Member Davis to reappoint Tim Silva and appoint Rajpal Dhillon to the Transportation Advisory Commission to serve a 4-year term beginning May 1, 2022 and ending on April 30, 2026. Roll call found all in favor; passed and so ordered.

3.D ADOPT A RESOLUTION AMENDING THE 2022 CALENDAR OF REGULAR TRACY CITY COUNCIL MEETINGS BY REMOVING THE JULY 19, 2022, AND DECEMBER 20, 2022, REGULAR MEETINGS, RESCINDING RESOLUTION 2021-174 AND CANCELLING THE JANUARY 3, 2023 REGULAR CITY COUNCIL MEETING

Necy Lopez, Deputy City Clerk provided the staff report.

Karen Moore shared her support for the amendment to the 2022 calendar of regular Tracy City Council meetings.

There were no Council comments.

ACTION: Motion was made by Council Member Davis and seconded by Council Member Arriola to adopt **Resolution 2022-053** amending the 2022 calendar of Regular Tracy City Council Meetings by removing the July 19, 2022, and December 20, 2022, Regular Meetings, rescinding Resolution 2021-174 and cancelling the January 3, 2023 regular City Council meeting. Roll call found all in favor; passed and so ordered.

4. ITEMS FROM THE AUDIENCE – There was no public comment.

5. STAFF ITEMS – Michael Rogers, City Manager announced the following: The Tracy Homeless Advisory Committee meeting will be held on Thursday April 21, 2022 at 7:00 p.m., public comment period has been extended to May 2, 2022 at 5:00 p.m. for the Transportation Infrastructure Master Plan update, and that can be done by contacting

Veronica Child at veronica.child@cityoftracy.org or call 209-831-6487, the Transportation Infrastructure Master Plan Update virtual meeting will take place on Monday, April 25, 2022 from 7:00 p.m. to 9:00 p.m., cancellation of Planning Commission and School Liaison Committee Meetings, Economic Development Strategic Planning Survey, which is online, will close on June 29, 2022, and the intern program being offered to high school students and students can apply through the City website.

6. COUNCIL ITEMS – Council Member Davis requested support for the reevaluation of MOUs and how that looks moving forward and that future MOUs have checks and balances and fiduciary accountability when partnering with outside organizations and would like an audit of funds from 2018 to current year. Mayor Young asked if the question is specifically for the 4th of July or for the whole MOU. Mayor Pro Tem Vargas supported the request. Council Member Davis also requested annual reporting and would like to see the data that supports the decline in attendance to the 4th of July parade. Mayor Young asked for clarification as to what the role of the Council is within an MOU.

Michael Rogers, City Manager read a statement regarding the changes to the July 4th festivities.

Council Member Arriola shared that there will be a Homeless Advisory Committee Meeting on Thursday, April 21, 2022 at 7:00 p.m.

Mayor Pro Tem Vargas reported on Valley Link and potential upcoming grants, shared report on the discussions with Latino Caucus about scholarships that anyone is welcome to apply. Will be participating in the Delta College retreat to expand services into Tracy. Asked for support for bus services for students that participate in the Early Path to College Program held at Delta College. Council Member Arriola supported the request.

Council Member Bedolla asked if Legacy Fields can be open to the public on a regular basis, even if it is on a one-day trial basis and challenged staff to see if there is a way that the public can use Legacy Fields without a reservation.

Mayor Young requested a discussion to look at structured fees for affordable housing. The request was seconded by Mayor Pro Tem Vargas with a friendly amendment to look at RGA's. Mayor Young agreed to the friendly amendment. Mayor Young asked regarding roads widening and repairs, is there a way when plans are being put together that can clearly define what are City of Tracy roads and what are County roads. Is there a way that can show what has been done in the last five years. Mr. Rogers responded that it can be put in a memo. Mayor Pro Tem Vargas supported a memo.

Mayor Young stated the first Thursday of every month since the 1950's have been National Days of Prayer. On May 5, 2022 from noon to 1:00 p.m. community members are invited to City Hall by the fountain to pray.

Mayor Young asked why the fountain is off. Mr. Rogers explained that it was for the optics during this time of drought. Mayor Young clarified that it was recirculated water and asked if signs can be placed near the fountain expressing that information.

7. ADJOURNMENT – Time: 10:57 p.m.

ACTION: Motion was made by Council Member Arriola and seconded by Mayor Pro Tem Vargas to adjourn. Roll call found all in favor; passed and so ordered.

The above agenda was posted at the Tracy City Hall on April 14, 2022. The above are action minutes. A recording is available at the office of the City Clerk.

Mayor

ATTEST:

City Clerk

AGENDA ITEM 1.B

REQUEST

ADOPT RESOLUTION AUTHORIZING THE EXECUTION OF THE CERTIFICATIONS AND ASSURANCES AND AUTHORIZED AGENT FORMS FOR THE LOW CARBON TRANSIT OPERATION PROGRAM (LCTOP) FOR THE USE OF FREE FARE BUS RIDES USING AN ALLOCATION OF \$67,412 IN LCTOP FUNDS

EXECUTIVE SUMMARY

The Low Carbon Transit Operations Program (LCTOP) is one of several State funding programs that are part of the Transit, Affordable Housing, and Sustainable Communities Program established by the California Legislature in 2014. The City of Tracy is eligible to receive \$67,412 from the program through a direct allocation from the State and through the San Joaquin Council of Governments (SJCOG). Staff would like to use these funds to provide free rides to the general public during various promotions for FY2022-23 and FY2023-24 to encourage the use of public transportation.

DISCUSSION

The Low Carbon Transit Operations Program (LCTOP) is one of several State funding programs that are part of the Transit, Affordable Housing, and Sustainable Communities Program established by the California Legislature in 2014. The LCTOP was created to provide operating and capital assistance for transit agencies to reduce greenhouse gas emissions and improve mobility, with a priority on serving designated Disadvantaged Communities.

The LCTOP program is administered by Caltrans in coordination with the California Air Resource Board and the State Controller's Office. Funds are distributed based on prior use of State Transit Assistance (STA) funds with 50% to the regional agencies, and the other 50% to local transit operators. The San Joaquin Council of Governments (SJCOG) receives the regional apportionment for San Joaquin County. For the FY 2020-21 LCTOP funding cycle, the City of Tracy is eligible to receive \$3,282 in a direct allocation as a transit operator. In addition, SJCOG's regional allocation of \$2,343,715 will be allocated among the transit providers with the City of Tracy receiving \$64,130. This provides a total LCTOP allocation of \$67,412.

Because the LCTOP administration and reporting requirements are disproportionately onerous in relation to the relatively small direct allocations to transit operators, LCTOP funds were pooled to benefit larger, regional projects undertaken by San Joaquin RTD and the San Joaquin Regional Rail Commission. This LCTOP funding cycle, however, provides a larger allocation for transit operators and, therefore, a larger project and greater benefit to the community with the same reporting requirements.

Staff proposes to utilize the City's FY 2021-22 allocation of \$67,412 in LCTOP funds to provide free fare subsidies to the general public through various promotional periods. The fare subsidies will provide free transit fares to the general public for over a 24-month period beginning July 1, 2022 and ending June 30, 2024. The promotional periods may

include promotions such as “free-ride months”, free rides to coincide with clean air days, free rides on days over 100 degrees outside, and handing out free 10-ride passes during outreach efforts to promote the use of public transit. An on-going marketing program will promote the project, with a focus on disadvantaged communities in the City. If successful, it is anticipated that general ridership will increase by 10% during the program period.

To complete the application process and receive LCTOP funds, the City is required to submit several supporting documents approved by the City Council, (Attachment A):

1. An “Authorized Agent” form to designate the Parks & Recreation Director, and/or designee, as signatory on any documents associated with obtaining and managing LCTOP funds.
2. The “Certification and Assurances” which contain general conditions of the LCTOP program as well as some additional cost principles and record retention requirements that are standard for other State-funded projects.
3. A Resolution adopted by Council approving all of the submittals on behalf of the LCTOP program.

STRATEGIC PLAN

This agenda item is a routine operational item and does not relate to the Council’s Strategic Plans.

FISCAL IMPACT

A total \$67,412 in LCTOP funds will be used as additional revenue to offset fares in the Transit Fund. There is no matching requirement and there is no impact to the General Fund.

RECOMMENDATION

Staff recommends that the City Council adopt a resolution authorizing execution of the certifications and assurances and authorized agent forms for the LCTOP for the use of free fare bus rides using an allocation of \$67,412 in LCTOP funds.

Prepared by: Ed Lovell, Transit Manager

Reviewed by: Brian MacDonald, Parks & Recreation Director
Karin Schnaider, Finance Director
Midori Lichtwardt, Assistant City Manager

Approved by: Michael Rogers, City Manager

ATTACHMENTS

Attachment A – FY21-22 LCTOP Allocation Request Signature Pages



**FY 2021-2022 LCTOP
Authorized Agent**

AS THE Mayor

(Chief Executive Officer/Director/President/Secretary)

OF THE City of Tracy

(Name of County/City/Transit Organization)

I hereby authorize the following individual(s) to execute for and on behalf of the named Regional Entity/Transit Operator, any actions necessary for the purpose of obtaining Low Carbon Transit Operations Program (LCTOP) funds provided by the California Department of Transportation, Division of Rail and Mass Transportation. I understand that if there is a change in the authorized agent, the project sponsor must submit a new form. This form is required even when the authorized agent is the executive authority himself. I understand the Board must provide a resolution approving the Authorized Agent. The Board Resolution appointing the Authorized Agent is attached.

Brian MacDonald, Parks & Recreation Director

(Name and Title of Authorized Agent)

OR

Click here to enter text.

(Name and Title of Authorized Agent)

OR

Click here to enter text.

(Name and Title of Authorized Agent)

OR

Click here to enter text.

(Name and Title of Authorized Agent)

OR

Nancy Young

(Print Name)

Mayor

(Title)

(Signature)

Approved this 3 day of May, 2022



FY 2021-2022 LCTOP Certifications and Assurances

Lead Agency: City of Tracy

Project Title: Free Fare and Reduced Fare Program

Prepared by: Ed Lovell, Transit Manager

The California Department of Transportation (Caltrans) has adopted the following Certifications and Assurances for the Low Carbon Transit Operations Program (LCTOP). As a condition of the receipt of LCTOP funds, Lead Agency must comply with these terms and conditions.

A. General

1. The Lead Agency agrees to abide by the current LCTOP Guidelines and applicable legal requirements.
2. The Lead Agency must submit to Caltrans a signed Authorized Agent form designating the representative who can submit documents on behalf of the project sponsor and a copy of the board resolution appointing the Authorized Agent.

B. Project Administration

1. The Lead Agency certifies that required environmental documentation is complete before requesting an allocation of LCTOP funds. The Lead Agency assures that projects approved for LCTOP funding comply with Public Resources Code § 21100 and § 21150.
2. The Lead Agency certifies that a dedicated bank account for LCTOP funds only will be established within 30 days of receipt of LCTOP funds.
3. The Lead Agency certifies that when LCTOP funds are used for a transit capital project, that the project will be completed and remain in operation for its useful life.
4. The Lead Agency certifies that it has the legal, financial, and technical capacity to carry out the project, including the safety and security aspects of that project.
5. The Lead Agency certifies that they will notify Caltrans of pending litigation, dispute, or negative audit findings related to the project, before receiving an allocation of funds.
6. The Lead Agency must maintain satisfactory continuing control over the use of project equipment and facilities and will adequately maintain project equipment and facilities for the useful life of the project.
7. Any interest the Lead Agency earns on LCTOP funds must be used only on approved LCTOP projects.
8. The Lead Agency must notify Caltrans of any changes to the approved project with a Corrective Action Plan (CAP).



FY 2021-2022 LCTOP

9. Under extraordinary circumstances, a Lead Agency may terminate a project prior to completion. In the event the Lead Agency terminates a project prior to completion, the Lead Agency must (1) contact Caltrans in writing and follow-up with a phone call verifying receipt of such notice; (2) pursuant to verification, submit a final report indicating the reason for the termination and demonstrating the expended funds were used on the intended purpose; (3) submit a request to reassign the funds to a new project within 180 days of termination.

C. Reporting

1. The Lead Agency must submit the following LCTOP reports:

- a. **Annual Project Activity Reports October 28th each year.**
 - b. **A Close Out Report within six months of project completion.**
 - c. **The annual audit required under the Transportation Development Act (TDA), to verify receipt and appropriate expenditure of LCTOP funds. A copy of the audit report must be submitted to Caltrans within six months of the close of the year (December 31) each year in which LCTOP funds have been received or expended.**
 - d. **Project Outcome Reporting as defined by CARB Funding Guidelines.**
 - e. **Jobs Reporting as defined by CARB Funding Guidelines.**
2. Other Reporting Requirements: CARB develops and revises Funding Guidelines that will include reporting requirements for all State agencies that receive appropriations from the Greenhouse Gas Reduction Fund. Caltrans and project sponsors will need to submit reporting information in accordance with CARB's Funding Guidelines, including reporting on greenhouse gas reductions and benefits to disadvantaged communities.

D. Cost Principles

1. The Lead Agency agrees to comply with Title 2 of the Code of Federal Regulations 225 (2 CFR 225), Cost Principles for State and Local Government, and 2 CFR, Part 200, Uniform Administrative Requirements for Grants and Cooperative Agreements to State and Local Governments.
2. The Lead Agency agrees, and will assure that its contractors and subcontractors will be obligated to agree, that:
 - a. Contract Cost Principles and Procedures, 48 CFR, Federal Acquisition Regulations System, Chapter 1, Part 31, et seq., shall be used to determine the allow ability of individual project cost items and
 - b. Those parties shall comply with Federal administrative procedures in accordance with 2 CFR, Part 200, Uniform Administrative Requirements for Grants and Cooperative Agreements to State and Local Governments. Every sub-recipient receiving LCTOP funds as a contractor or sub-contractor shall comply with



FY 2021-2022 LCTOP

Federal administrative procedures in accordance with 2 CFR, Part 200, Uniform Administrative Requirements for Grants and Cooperative Agreements to State and Local Governments.

3. Any project cost for which the Lead Agency has received funds that are determined by subsequent audit to be unallowable under 2 CFR 225, 48 CFR, Chapter 1, Part 31 or 2 CFR, Part 200, are subject to repayment by the Lead Agency to the State of California (State). All projects must reduce greenhouse gas emissions, as required under Public Resources Code section 75230, and any project that fails to reduce greenhouse gases shall also have its project costs subject to repayment by the Lead Agency to the State. Should the Lead Agency fail to reimburse moneys due to the State within thirty (30) days of demand, or within such other period as may be agreed in writing between the Parties hereto, the State is authorized to intercept and withhold future payments due the Lead Agency from the State or any third-party source, including but not limited to, the State Treasurer and the State Controller.

A. Record Retention

1. The Lead Agency agrees and will assure that its contractors and subcontractors shall establish and maintain an accounting system and records that properly accumulate and segregate incurred project costs and matching funds by line item for the project. The accounting system of the Lead Agency, its contractors and all subcontractors shall conform to Generally Accepted Accounting Principles (GAAP) and enable the determination of incurred costs at interim points of completion. All accounting records and other supporting papers of the Lead Agency, its contractors and subcontractors connected with LCTOP funding shall be maintained for a minimum of three (3) years after the "Project Closeout" report or final Phase 2 report is submitted (per ARB Funding Guidelines, Vol. 3, page 3.A-16), and shall be held open to inspection, copying, and audit by representatives of the State and the California State Auditor. Copies thereof will be furnished by the Lead Agency, its contractors, and subcontractors upon receipt of any request made by the State or its agents. In conducting an audit of the costs claimed, the State will rely to the maximum extent possible on any prior audit of the Lead Agency pursuant to the provisions of federal and State law. In the absence of such an audit, any acceptable audit work performed by the Lead Agency's external and internal auditors may be relied upon and used by the State when planning and conducting additional audits.
2. For the purpose of determining compliance with Title 21, California Code of Regulations, Section 2500 et seq., when applicable, and other matters connected with the performance of the Lead Agency's contracts with third parties pursuant to Government Code § 8546.7, the project sponsor, its contractors and subcontractors and the State shall each maintain and make available for inspection all books, documents, papers, accounting records, and other evidence pertaining to the performance of such contracts, including, but not limited to, the costs of administering those various contracts. All of the above referenced parties shall make such materials available at their respective offices at all reasonable times



FY 2021-2022 LCTOP

during the entire project period and for three (3) years from the date of final payment. The State, the California State Auditor, or any duly authorized representative of the State, shall each have access to any books, records, and documents that are pertinent to a project for audits, examinations, excerpts, and transactions, and the Lead Agency shall furnish copies thereof if requested.

- 3. The Lead Agency, its contractors and subcontractors will permit access to all records of employment, employment advertisements, employment application forms, and other pertinent data and records by the State Fair Employment Practices and Housing Commission, or any other agency of the State of California designated by the State, for the purpose of any investigation to ascertain compliance with this document.

F. Special Situations

Caltrans may perform an audit and/or request detailed project information of the project sponsor’s LCTOP funded projects at Caltrans’ discretion at any time prior to the completion of the LCTOP.

I certify all of these conditions will be met.

Brian MacDonald

(Print Authorized Agent)

Parks & Recreation Director

(Title)

(Signature)

(Date)



**FY 2021-2022 LCTOP
Sample Board Resolution**

(The following is sample language that must be included in your Board Resolution, necessary for execution of Certification and Assurances and Authorized Agent forms)

RESOLUTION # _____

AUTHORIZATION FOR THE EXECUTION OF THE
CERTIFICATIONS AND ASSURANCES AND AUTHORIZED AGENT FORMS
FOR THE LOW CARBON TRANSIT OPERATIONS PROGRAM (LCTOP)
FOR THE FOLLOWING PROJECT(S):
(NAME OF PROJECT(S) AND DOLLAR AMOUNT(S))

WHEREAS, the (Agency) is an eligible project sponsor and may receive state funding from the Low Carbon Transit Operations Program (LCTOP) for transit projects; and

WHEREAS, the statutes related to state-funded transit projects require a local or regional implementing agency to abide by various regulations; and

WHEREAS, Senate Bill 862 (2014) named the Department of Transportation (Department) as the administrative agency for the LCTOP; and

WHEREAS, the Department has developed guidelines for the purpose of administering and distributing LCTOP funds to eligible project sponsors (local agencies); and

WHEREAS, the (Agency) wishes to delegate authorization to execute these documents and any amendments thereto to (Name and title).

WHEREAS, the (Agency) wishes to implement the following LCTOP project(s) listed above,

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of the (Agency) that the fund recipient agrees to comply with all conditions and requirements set forth in the Certification and Assurances and the Authorized Agent documents and applicable statutes, regulations and guidelines for all LCTOP funded transit projects.

NOW THEREFORE, BE IT FURTHER RESOLVED that (Name and Title) be authorized to execute all required documents of the LCTOP program and any Amendments thereto with the California Department of Transportation.

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of the (Agency) that it hereby authorizes the submittal of the following project nomination(s) and allocation request(s) to the Department in FY2021-2022 LCTOP funds:

(Continued to next page)



FY 2021-2022 LCTOP

List project(s), including the following information:

Project Name:

Amount of LCTOP funds requested:

Short description of project:

Benefit to a Priority Populations:

Amount to benefit Priority Populations:

Contributing Sponsors (if applicable):

AGENCY BOARD DESIGNEE:

BY: _____

RESOLUTION 2022-_____

AUTHORIZING THE SUBMITTAL OF A PROJECT NOMINATION AND ALLOCATION REQUEST FOR THE LOW CARBON TRANSIT OPERATION PROGRAM (LCTOP), THE EXECUTION OF THE CERTIFICATIONS AND ASSURANCES AND AUTHORIZED AGENT FORMS FOR LCTOP FOR THE FOLLOWING PROJECT: FREE FARES, \$67,412

WHEREAS, The City of Tracy is an eligible project sponsor and may receive state funding from the Low Carbon Transit Operations Program (LCTOP) for transit projects, and

WHEREAS, The statutes related to state-funded transit projects require a local or regional implementing agency to abide by various regulations, and

WHEREAS, Senate Bill 862 (2014) named the Department of Transportation (Department) as the administrative agency for the LCTOP, and

WHEREAS, The Department has developed guidelines for the purpose of administering and distributing LCTOP funds to eligible project sponsors (local agencies), and

WHEREAS, The City of Tracy wishes to delegate authorization to execute these documents and any amendments thereto to the City of Tracy Parks & Recreation Director, and

WHEREAS, The City of Tracy wishes to implement the following LCTOP project(s) listed above;

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Tracy that the fund recipient ("City") approves and agrees to comply with all conditions and requirements set forth in the Certification and Assurances and the Authorized Agent documents and applicable statutes, regulations and guidelines for all LCTOP funded transit projects.

BE IT FURTHER RESOLVED, that the City Council of the City of Tracy authorizes the Parks & Recreation Director to execute all required documents of the LCTOP program and any Amendments thereto with the California Department of Transportation.

BE IT FURTHER RESOLVED, that the City Council of the City of Tracy authorizes the submittal of the following project nomination and allocation request to the Department in FY20-2022 LCTOP funds:

Project Name:	Free and Reduced Fare Program
Amount of LCTOP funds requested:	\$67,412
Short description of project:	Fare subsidy for the general public during promotional periods in the City of Tracy
Benefit to a Priority Populations:	Free fares for the general public to encourage ridership on the fixed-route bus system.
Contributing Sponsors (if applicable):	San Joaquin Council of Governments

Resolution _____
Page 2

The foregoing Resolution 2022-_____ was adopted by the Tracy City Council on the 3rd day of May, 2022, by the following vote:

AYES:	COUNCIL MEMBERS:
NOES:	COUNCIL MEMBERS:
ABSENT:	COUNCIL MEMBERS:
ABSTAIN:	COUNCIL MEMBERS:

MAYOR

ATTEST:

CITY CLERK

AGENDA ITEM 1.C

REQUEST

APPROVE THE PROFESSIONAL SERVICES AGREEMENT WITH AECOM TO UPDATE THE CITY'S ECONOMIC DEVELOPMENT STRATEGIC PLAN FOR A NOT-TO-EXCEED AMOUNT OF \$152,000

EXECUTIVE SUMMARY

This agenda item requests approval of a Professional Services Agreement (PSA) with AECOM to update the City's Economic Development Strategic Plan for a not-to-exceed amount of \$152,000. AECOM is a professional services firm with more than 25 years of experience in economic consulting, infrastructure, and master planning. Tracy's current Economic Development Strategic Plan was last updated in 2011.

DISCUSSION

On October 5, 2021, Economic Development staff held an Economic Development workshop for City Council and members of the public. A number of objectives were discussed. At the meeting City Council directed staff to update the Economic Development Strategic Plan with expressed interest in addressing the following topics:

1. Vision and strategies to attract innovative industries, including policies for green tech and ag tech jobs and infrastructure
2. Business retention strategies
3. Strategies to reduce vacancies
4. Public private partnerships
5. West Valley Mall revitalization strategies
6. Proactive zoning around transit
7. SWOT analysis
8. Strategies for education and arts opportunities
9. Broadband strategies
10. Business workshop and stakeholders (businesses, landowners, etc.)
11. Frequency of future ED Strategic Plan updates and performance thresholds

As directed, staff issued a Request for Proposal (RFP) on January 20, 2022, to solicit proposals to update the City's Economic Development Strategic Plan, which was last updated in 2011. The City's primary objective is to define its economic vision based on its role within the region. The Economic Development Strategic Plan will outline strategic actions and best practices for achieving the City's economic development vision based on technical analysis and expertise of the proposer. The City received two responsive proposals from qualified firms. Upon extensive review and work scope negotiation, AECOM was selected to lead a set of public engagement activities and technical efforts to define the City's economic vision and outline strategic actions for achieving this vision. AECOM's proposal addresses the interest points expressed by City Council Members as stated above. The proposal, including the scope of work, is included in Attachment A and is expected to be completed within eight months of project inception.

STRATEGIC PLAN

This agenda item supports the City of Tracy's Economic Development Strategic Priority, which is to develop an Economic Development Strategic Plan.

FISCAL IMPACT

The total general fund cost of the work to be performed by the consultant is not-to-exceed \$152,000 and will be absorbed in Economic Development's current operational budget.

RECOMMENDATION

Staff recommends that the City Council approve, by resolution, the Professional Services Agreement with AECOM to update the City's Economic Development Strategic Plan for a not-to-exceed amount of \$152,000.

Prepared by: Michael Nimon, Economic Development Manager

Reviewed by: Bill Dean, Interim Development Services Director
Karin Schnaider, Finance Director
Midori Lichtwardt, Assistant City Manager

Approved by: Michael Rogers, City Manager

ATTACHMENTS

Attachment A – Proposal and Scope of Work from AECOM
Attachment B – Professional Services Agreement with AECOM

Tracy Economic Development Strategic Plan Revised Proposal

City of Tracy
Office of Development Services

Submitted by:
AECOM
300 S. Grand Ave.
Los Angeles, CA 90071
aecom.com

March 25, 2022

March 25, 2022

Michael Nimon
Economic Development Manager
333 Civic Center Plaza
Tracy, CA 95376

Subject: Tracy Economic Development Strategic Plan

Dear Mr. Nimon,

AECOM is pleased to submit the enclosed revised proposal to prepare an Economic Development Strategic Plan for the City of Tracy. Your RFP identifies clear objectives, including identification of emerging industries for business attraction, combined with land use and fiscal assessment to ensure balanced and fiscally sound growth. You are also clear that the desired outcome is action rather than analysis.

In response, our economic development experience in cities nationwide has leveraged extensive stakeholder engagement and robust analytics to shape answers to critical path questions which sit at the core of any regional economic development strategy:

1. Where are we?
2. Which direction should we go?
3. How do we get there?

With a history spanning over 65 years, AECOM has conducted similar assignments for cities throughout the San Joaquin Valley, ranging from economic analysis to urban planning to downtown revitalization to destination-oriented cultural attraction development strategies. We have also delivered consequential economic development strategies for major US cities, including Chicago and Denver.

One essential strength of our approach is an integrated, multi-disciplinary practice which includes economists, policy analysts, planners, and community outreach experts. Our team assembled here reflects this diversity of experience. Senior direction will be provided by Chris Brewer, a national expert in economic development, with close support from Lucia Fischer, Project Manager. Our team includes two Subject Matter Experts; Linda Cheu—a nationally-recognized leader in arts and culture district development and tourism strategy, and Matthew Gerken, a Sacramento based urban planner who has worked in communities through the San Joaquin Valley, including Tracy.

With this team, our knowledge of Tracy, and our perspective informed by best-in-class economic development strategies around the world, we are confident we can deliver this project as an actionable, cohesive strategy. As requested by the City's RFP, the following proposal includes a scope of work, qualifications, project team, references, budget, and schedule. While we have structured the budget to reflect the scope of work as proposed, we are willing to work with the City to adjust it as necessary to better suit your needs.

We would be honored to assist with this important assignment and look forward to discussing this project with you.

Sincerely,



Project Director
(Authorized Representative)



Project Manager

AECOM Experience

FIRM OVERVIEW

AECOM is a premier consulting firm, delivering professional services throughout the project lifecycle. Globally, our clients in the public and private sectors count on us to take on the most complex challenges and pioneer innovative solutions that push the limits of what's possible. For the last seven years, we have been named one of Fortune's World's Most Admired Companies and ranked #1 in Transportation and General Building in Engineering-News Record's 2020 "Top 500 Design Firms." As an employer of choice, we have been recognized by VIQTORY as a 2020 Military Friendly® Gold Employer and received a perfect score on the Human Rights Campaign Foundation's Corporate Equality Index for our second consecutive year. AECOM is an industry leader, consistently earning top Engineering News Record rankings in the following categories:



We are committed to continuous improvement, and to the integration of inclusion and diversity into our policies and processes. Our goal is to provide a safe and respectful environment for our employees who can be who they are in a place where they can feel a sense of belonging. Global and regional AECOM human resources policies are regularly reviewed and updated to drive inclusion and diversity. This has resulted in new programs or updated policies such as the guide and training around gender transitioning and agile working policies. We are fully committed to continually refining processes and policies to ensure

the diversity of our employees, and their sense of inclusion and belonging.

With more than 25 years in business, AECOM has worked with clients, communities, and colleagues to develop and implement innovative solutions to the world's most complex challenges. Worldwide, we design, build, finance, operate and manage projects and programs that unlock opportunities, protect our environment, and work to improve people's lives. With over 47,000 designers, architects, engineers, economists, planners, builders, and project managers around the world, we're built to create and unlock new opportunities.

We have offices across the country, which allow us to combine our comprehensive network of global professionals with local understanding and context. We have offices across New England, and a thorough understanding of local economic development opportunities and challenges, including consideration of trends in Springfield, MA.

FIRM QUALIFICATIONS

Economics + Advisory

The AECOM Economics + Advisory Team helps clients evaluate and make decisions around projects and policies regarding feasibility, financial requirements, social impact, resilience, risk, and prospects for success. Our experience shows that successful projects and policies benefit from informed decision-making early in the process.

In response, our research approaches intentionally pull ideas into focus and sharpen the boundaries of a preliminary plan or concept for regional and place-based economic development, urban revitalization, real estate, public facilities, and visitor destinations. Collaborating with other disciplines, our economics team develops strategies that respond to the market, attract financing, and enable implementation.

Our global experience and comprehensive, integrated approach help us understand how multiple factors influence value and feasibility. It's not just the market, but also community needs and interests, project design, public policies and regulations, site conditions, development and financing costs, phasing, and implementation challenges.

We understand urban growth and development economics and leverage this understanding to support economic and policy frameworks for urban plans and redevelopment projects, real estate development initiatives, and economic-development strategies.

Our work is often concerned with balancing private sector investment requirements with public sector policy objectives. We work with clients in complex settings to enable them to invest in, develop, and manage profitable real estate ventures. Development firms, financial institutions, investors, corporations, educational institutions, and public entities rely on our advice. Consulting services include:

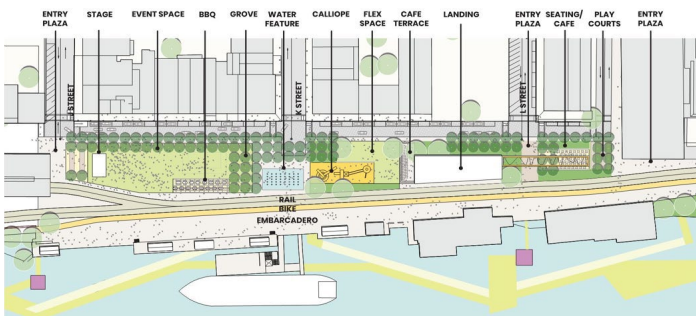
- Financial and market feasibility: experts in projections of revenues, operating expenses, capital costs, and financing plans.
- Transactional assistance: Assist public agencies and developers with development strategies, asset management, and disposition.

- Economic development strategies: Strategies for regional resiliency, community development, downtown revitalization, TOD, and entertainment and cultural districts.
- Demand analysis: objective analysis of estimated attendance, utilization, market segmentation, and sizing of attractions.
- Revenue strategies: creative approaches to unique challenges of revenue generation.
- Program development: visitor experience evaluations, interpretive planning, facility sizing, and visitor services plans.
- Economic and fiscal impact analysis: assessments of jobs created, taxes, income generated for communities, and indirect, direct, and induced benefits.

RECENT AND RELEVANT PROJECT QUALIFICATIONS

The following qualifications have been selected to demonstrate the team’s expertise across the scope items request by the City of Tracy.

SACRAMENTO WATERFRONT STUDY Client: City of Sacramento



The Sacramento City Council approved up to \$47 million of public investments with the goal of revitalizing the Sacramento Waterfront. The area is envisioned to be a riverfront destination that attracts local and regional residents, in addition to convention and meetings visitors and leisure tourists and incorporates the development of new spaces and venues in the waterfront area. Planning efforts also address the creation of an operating and management entity that can offer a robust array of programming that is consistent with the latest preferences for entertainment and leisure time.

The proposed concept includes an approximately 15,000 square foot culinary-driven “eatertainment” destination, a 25-foot wide elevated trestle event venue, museum roof deck on the Sacramento History museum, a large, flexible lawn venue envisioned to host a robust array of popup events, festival, concerts, and activities, splash pads, immersive and interactive water experiences, and adult and children play areas.

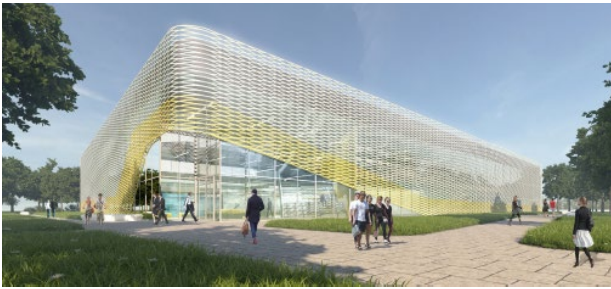
In order to understand the possible return on public investment of the project, the City of Sacramento retained AECOM to evaluate the potential economic and fiscal impacts of with the project and to advise on market and demand factors related to the proposed concept and program. The City Council was interested in understanding what type of catalytic impact the investments could have on Sacramento’s economy and City budget, measured in jobs, impact on Gross Regional product, income, and tax revenues. In addition, there are other impacts not as easily quantified, including impact on property values, attraction of conventions and meetings to Sacramento, recruitment of businesses and work force, economic revitalization, placemaking and civic pride, and quality of life.

As part of this assignment, AECOM examined regional resident market characteristics and segments and tourism data, reviewed trends in tourism and attraction products, conducted benchmarking for similar visitor destinations around the United States, and developed estimates for the economic and fiscal impact of the project.

Project Completed: 2020

MULTIPLE ECONOMIC DEVELOPMENT STRATEGIES

Client: St. Louis County Economic Development Partnership, St. Louis, Missouri



AECOM has completed and provided leadership on critical studies throughout St. Louis that have already started to shape the City's post-recession economic landscape.

AECOM was first engaged by the Partnership in 2015 to support formulation of a regional defense adjustment strategy; this document identified clear action steps to support the emergence of an organized Regional Advanced Manufacturing Ecosystem for St. Louis. In the summer of 2017, as an extension of prior work, AECOM was engaged by the Partnership to prepare a master plan and financial sustainability strategy to establish an AMIC in the St. Louis Region, with the clear intent being a facility that can become the hub of leadership and programming to promote and encourage Advanced Manufacturing innovation throughout the St. Louis Region. The final report included identification of the essential business plan for an innovation center, covering the building program, potential sites, facility management and oversight, and potential partnerships.

OTHER STUDIES INCLUDE

- The St. Louis Regional Economic Adjustment Strategy Services: regional economic analysis, fiscal and economic impact.
- Identified strategies to reposition the regional economy following the essential collapse of the local auto assembly cluster.
- The St. Louis Regional Freight Study & Economic Development Strategy, services

included: regional economic analysis, freight system analysis, economic impact, economic development.

- Laid the conceptual groundwork for implementation of the St. Louis Freightway.

Project Completed: 2019

CITY OF MANTECA MIXED-USE HOUSING ACCELERATOR PROJECT

Client: City of Manteca



Manteca Mixed-Use Housing Accelerator Project

AECOM is leading this strategic exercise to identify regulatory changes, infrastructure upgrades, funding and process incentives, constraints and recommendations to alleviate those constraints, and environmental streamlining – all with the goal of accelerating the production of compact housing on vacant and underutilized commercial properties throughout the city. Developed as a pilot program funded by the State of California, this visionary effort seeks to help alleviate the housing affordability crisis and directly facilitate housing production in this fast-growing community.

Project Completed: Ongoing

SAN GABRIEL MISSION DISTRICT ECONOMIC DEVELOPMENT PLAN

Client: City of San Gabriel



The City of San Gabriel (City) retained AECOM to create an economic development and

revitalization strategy for their Mission District. The goal of this project was to create a plan that could be used by City and other policymakers and private sector developers and partners to support the transition of the Mission District into a thriving destination for the community and the region. AECOM's Economics and Urban Design teams worked together to use market demand, financial analysis and urban design guidelines to develop a vision for this area. The team conducted extensive economic and real estate research and analysis related to employment and residential drivers, major real estate development, and demand and supply

for retail, office, housing, and specialized uses such as family-oriented attractions, cultural facilities, and special events space. Through financial analysis on prototype mixed-use projects AECOM was able to advise on a development strategy for City-owned sites in this historic district. AECOM specifically focused on strategies to highlight and promote the existing historic assets in the Mission District, including Mission San Gabriel and a historic playhouse, in addition to newer developments including a food hall, in order to create a vibrant arts and culture hub in the City. As part of the study, AECOM also evaluated demand for infill housing projects, office, and retail, as well the ability of the area to capture increased spending from nearby major employers.

LIVERMORE ECONOMIC DEVELOPMENT PLAN – DUE DILIGENCE REVIEW OF DEVELOPER PROPOSALS

Client: City of Livermore



Downtown Livermore has developed into an active hub with

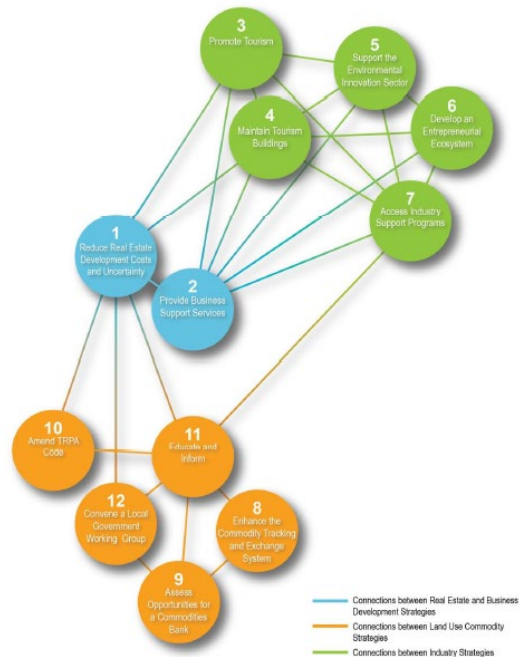
restaurants, cafes, bars, and retail stores. In order to support continued growth, the City of Livermore established a downtown economic development plan that included the development of two anchor cultural attractions as a mechanism for attracting local and regional visitor spending, with the goal of supporting downtown retail and restaurants.

Two cultural anchors – a black box theater to be operated by the Livermore Shakespeare Festival and the Livermore Center for Science and Society, had been selected for downtown sites. The City of Livermore retained AECOM, as part of a team led by Museum Management Consultants (MMC), to conduct due diligence analysis and on the development proposals. We examined the validity of numerous assumptions in the development proposals, including overall business plan, audience and demand projections, revenue and operating cost estimates, capital costs, fundraising and financing plan, and organizational and board capacity.

Project Completed: 2020

TAHOE REGIONAL ECONOMIC DEVELOPMENT STRATEGY

Client: Tahoe Regional Planning Agency



To address regulatory barriers to economic development in the bi-state, multicounty Tahoe Basin, AECOM developed an economic development strategy informed by stakeholder engagement, industry cluster analysis, and case studies. The strategy also defined basin-wide implementation steps with responsible parties and budgets with the goal of enabling economic growth through redevelopment and targeted industry support.

Since 1969, the Tahoe Regional Planning Agency (TRPA) has developed and administered a complex set of regulations that have halted environmental degradation as measured by indicators such as lake clarity.

However, there is now recognition that environmental improvement and economic activity are closely linked in the Tahoe Basin--strengthening the region's economy both requires and supports continued environmental improvement. Currently, the regulatory structure developed by the TRPA and its complex relationships to the states, counties and cities located within its jurisdiction have created barriers to economic activity and economic development.

With the recognition that economic activity provides resources for ongoing investment that furthers environmental goals and provides employment opportunities for local residents, AECOM examined existing economic conditions and industry clusters in the region, performed case studies of economic development strategies and initiatives in comparable locations across the western U.S., and engaged with a diverse stakeholder group comprised of business,

government and nonprofits to develop a cohesive economic development strategy that contributes to a sustainable region.

After developing the strategy, which focused on addressing real estate and business development, industry clusters, and the land use commodity system, an implementation approach was identified for each strategy. Implementation actions included lead agencies ranging from governments to regional non-profits, specified a timeframe for implementation, as well as estimated costs for these actions, and identified sources of funding.

Project Completed: 2014

VALLEY LINK FUNDING AND FINANCING STRATEGY

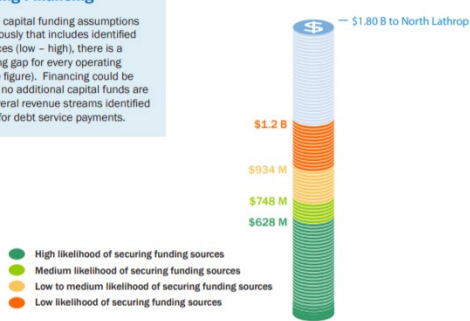
Client: Tri-Valley San Joaquin Valley Regional Rail Authority

Financing

Considering Financing

Based on the capital funding assumptions laid out previously that includes identified funding sources (low - high), there is a capital funding gap for every operating scenario (see figure). Financing could be considered if no additional capital funds are secured. Several revenue streams identified can be used for debt service payments.

Capital Funding Sources by Likelihood



Tri-Valley San Joaquin Valley Regional Rail Authority is exploring the feasibility of implementing a new inter-regional rail service for the Altamont Pass Corridor. The service would connect the Bay Area Rapid Transit District (BART) system with the Altamont Corridor Express (ACE) rail line and provide a public transit option for many commuters who currently experience congestion along the I-580. As part of the feasibility study, AECOM identified non-federal funding options that could be explored to pay for Valley Link, which is expected to cost nearly \$2 billion in capital and \$27 million in annual operational expenses.

As part of a larger feasibility study, the AECOM Economics team studied potential local funding and financing tools that could be used to help pay for the Valley Link project.

Funding and financing tools were evaluated in a matrix that highlighted important characteristics of each, including: the flexibility of the funding tool, the revenue generating potential, the political feasibility, the administrative complexity, the cost burden, the key benefits and challenges, overall considerations, and recommended strategy prioritization.

Additional analysis was conducted to understand the potential revenue generation from of several sources, including a sales tax increase and a proposed Community Facilities District (CFD). As part of this effort, the team looked at the current tax environments in the impacted regions and examples of existing CFDs. Research was conducted on how the measures were put in place, the amount of the authorization, the Rate and Method of Apportionment (as applicable), and the projects funded through the tools.

To estimate the funding potential of a proposed CFD, the team collected information on projects under development and in the pipeline for the region. Low and high scenarios were modeled to determine how much money could be raised with new development from both the proposed CFD as well as existing developer impact fees.

Benefit and Outcomes

This analysis provided data for the capital and operating and maintenance (O&M) plan that was incorporated into the final feasibility study. The analysis highlighted the annual funding potential, the likelihood of securing the funds, the dependencies (i.e., what needs to happen prior to securing the funds) and additional considerations.

This work will help support the effort to build a new rail system that has the potential to expand transit accessibility and decrease congestion for a critical area in the Northern California megaregion.

Project Completed: 2019

WEST MARIN VISITOR NEEDS ASSESSMENT

Client: County of Marin



In a landscape where federal, state, county, and private attractions coexist in close proximity; there is a need for the direct economic beneficiaries of the tourism industry to play a greater role

in providing basic services. In order to better understand the need for these types of visitor services, the County of Marin retained AECOM, together with Questa Engineering, to evaluate existing and future demand for restroom and parking in the study area.

West Marin has developed into a major visitor attraction for the Bay Area due to the combination of national, state, and local parks with tremendous natural assets, in addition to a number of unique, high quality businesses which also draw visitors to the region. While tourism attracts revenue and increases the size of the local economy, it also creates demand for visitor supporting services and infrastructure, including parking and restroom facilities.

The West Marin Visitor Services Needs Assessment examines visitation trends, projects the level of parking and restroom facilities needed to support tourism in West Marin over the next 50 years under a range of scenarios. These growth projections do not assume that it is the desire or the will of the West Marin community to grow tourism in the region. Instead, the growth projections provide a basis for understanding the current and potential future challenges associated with tourism growth. The Needs Assessment as a whole provides a baseline analysis that can support all entities in the study area as they proactively plan for the future.

Approach

To understand the current and future levels of tourism in West Marin, AECOM conducted the following tasks:

- Conducted a visitation survey of the region. This process began by developing a list of attractions in West Marin, and interviewing key stakeholders in tourism, business, and government to understand tourism destination, trends, and impacts as how these characteristics of tourism have developed. AECOM used this information to develop an understanding of the visitation dynamics shaping the region's tourism, and used data from stakeholders, governments and tourism organizations to develop forecasts of visitation to key attractions.

- Developed case studies on other “gateway communities” or communities’ proximate to major attractions. In order to understand how other communities facing similar challenges have addressed visitor infrastructure needs.
- Reviewed existing planning documents and related policies and requirements.
- Conducted an inventory of existing restrooms at key sites in West Marin.
- Based upon this research, developed restroom and parking demand forecasts that provide insights into how much additional infrastructure may be required to support the forecast levels of visitation.
- Created a GIS-based analysis of opportunities and constraints for parking and restroom provision in West Marin.
- Developed an assessment of wastewater treatment and parking expansion options for major visitor destinations.

Findings

AECOM illustrated that the positive impacts from the use of active transportation infrastructure in the region primarily result from:

- Improved labor productivity from workers who are healthier due to increased physical activity.
- Construction spending on active transportation projects.
- Active transportation programmatic strategy spending, such as Safe Routes to School

Project Completed: 2017

FRESNO HIGH-SPEED RAIL STATION AREA MASTER PLAN

Client: City of Fresno



AECOM partnered with the City of Fresno to develop a station-area master plan for the first high speed rail station in the United States. Located on the western border of the city's downtown core, adjacent to a minor league baseball stadium and a historic pedestrian mall, the California High-Speed Rail (CHSR) station provides a once-in-a-lifetime opportunity for the city to engage and re-energize part of the downtown that has experienced significant disinvestment over the last three decades.

With this charge, AECOM led a multi-disciplinary team applied urban design, economic, transportation, historic preservation and community outreach tools to develop a comprehensive guide to implement policy changes that will allow public and private development to reinvigorate this area of the city, capitalizing on the significant public interest in and investment from the new high-speed rail line.

The new HSR infrastructure will bring significant change to downtown Fresno, including the opportunity to improve the connections between the city's east and west communities. The station will be at-grade with overhead passenger connections to twin side platforms. The station and related transit center, drop-off / pick-up, parking and rental car facilities are planned to occupy a central location between Fresno and Inyo streets, fronting on both H and G streets. From the future station area, retail, housing, commercial, entertainment and sports venues are within easy walking distance via pedestrian corridors on Mariposa and Fulton streets.

Innovative approaches include:

- The new CHSR infrastructure will improve the
- connections between the city's east and west sectors
- Major commercial, civic, retail, entertainment and sports
- venues are within easy walking distance
- Close communication and coordination between the

- City and the consultant team

Project Completed: 2018

NATIONAL WESTERN AGTECH ECONOMIC DEVELOPMENT STRATEGY

Client: City and County of Denver



AECOM was engaged by the City of Denver to complete an analysis of economic development implications associated with National Western Center (NWC) revitalization.

Our effort was linked to adoption of the National Western Center (NWC) Master Plan in 2015 by Denver City Council, with the clear intent to transform the historic home of the National Western Stock Show into a dynamic, year-round campus that can drive Front Range economic development and innovation. Our approach placed NWC revitalization in an economic and market context, leveraging work already completed by Colorado State University (CSU) focused on the emerging agricultural value chain along Colorado's Front Range. The effort also established a high-level understanding of the opportunity for commercial and private sector activity at the NWC site, framing order of magnitude land requirements and employment levels.

Within these missions, AECOM:

- Identified industry sector, cluster, and end-market opportunities that build on regional comparative advantages
- Summarized national and global agriculture industry trends, in context with regional and national support for R&D.
- Evaluated regional commercial real estate trends to frame the ability of regional markets to sustain private sector development, with a focus on Washington St.
- Completed innovation district case studies associated with agriculture, the plant and life sciences.
- Researched more than 50 US innovation centers to understand business strategy, funding, and focus on manufacturing, and plant / life sciences.
- Finalized white papers on innovation investment funds to understand their role in the emerging NWC innovation ecosystem and the capacity of the City in establishing one.
- Finalized white papers on workforce development, with emphasis on campus-based

strategies, and the role of innovation centers in supporting skilled training.

The analysis required a deep dive into 6-digit NAICS code industry sectors and supply chain connections across traditional agricultural and food-related sectors, in addition to a broader set of industries which provide support to agriculture. The analysis focused on a 2009 to 2016 period for the State of Colorado and the Front Range. A location quotient analysis was included to understand changes in the concentration of employment across food-related sectors.

Project Completed: 2019

K-25 SITE REINDUSTRIALIZATION STRATEGY

Client: Oak Ridge, TN



AECOM was engaged by the Community Reuse Organization of Eastern Tennessee (CROET), with the support of the US Department of

Energy to complete a reindustrialization strategy for a Manhattan Project site called K25, used during World War II to produce enriched uranium for atomic bombs using gaseous diffusion. With the former nuclear weapons site nearing the final steps of environmental remediation, need for a strategy to frame the future of this historic site has emerged.

AECOM identified salient questions that informed the strategy:

- What markets can we access?
- How much land is available for new development?
- Status / capacity of infrastructure to support development?
- What restrictions limit future development?
- Who develops, rents, or owns real estate?
- What are the interconnections between the plan and vision for economic development, development priorities and organizational capacity for economic development?

AECOM completed additional research to frame elements of strategies for the site to focus on:

- Airport-linked economic development

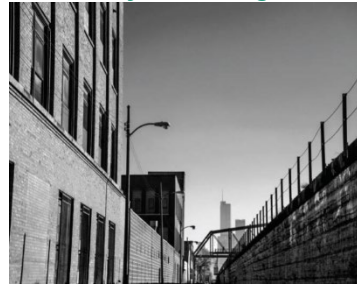
- Manufacturing / distribution business retention, expansion, and attraction, tied to specific end market opportunities
- Research & development, linked to research being conducted at the Oak Ridge National Lab on advanced materials and composites
- Destination recreation and heritage tourism strategy
- Eco-industries, urbanization and climate change

The study incorporated specific research into specific end markets, including biomedical devices, commercial aviation, and autonomous / electric vehicles, and studied how the presence of specific enabling technologies, including composites and 3D printing / additive manufacturing, can be used to position the K25 site for new opportunities.

Project Completed: 2017

CHICAGO INDUSTRIAL CORRIDOR STRATEGY

Client: City of Chicago



AECOM worked with the City of Chicago to evaluate transportation, workforce, and economic development implications for industrial corridors across the City.

The series of three industrial corridor studies were focused on the Pilsen, Kinzie, and Southwest Industrial Corridors. The studies were commissioned by the City of Chicago Department of Planning and Development (DPD) with a clear focus on the City's twenty-six designated Industrial Corridors, primarily located along waterways and rail corridors, and containing two-thirds of all land zoned for manufacturing in Chicago.

In general, the City's industrial corridors are dense employment centers. For example, the Calumet Industrial Corridor had 11.56 jobs per acre in 2017. As well, the City's corridors specialize in 70 different manufacturing industries, as well as warehouse, wholesale, technology, and construction. As part of these studies, the AECOM Team:

- Assessed industrial and commercial market trends, covering occupancy and rents, changes in inventory, and land availability for redevelopment
- Evaluated each corridor's economic base, including key employers.
- Documented corridor infrastructure, covering streets, interstate connectivity, and rail infrastructure

- Conducted case studies of other US and global industrial corridors in larger cities, including New York City, London, Sydney, San Francisco, and Seattle
- Developed recommendations to encourage the vitality of these areas including infrastructure investments, policy ideas and development projects

The studies included extensive stakeholder engagement with corridor businesses, focused on larger established manufacturers as well as recent startups in manufacturing, as well as IT / software and tech.

In general, these studies have found that cities such as Chicago are facing two separate challenges, both protect industrial areas and convert industrial land use to commercial and residential.

These studies will serve to inform DPD's various community-based planning initiatives, including the Industrial Corridor Land Use Initiative, to refresh industrial land use policies that have not been updated in approximately 25 years.

Project Completed: Ongoing

MIAMI CLIMATE ACTION PLAN: GREEN JOBS & ECONOMIC RESEARCH

Client: City of Miami



AECOM is working with the City of Miami to conduct analyses in support of the City's goal of being carbon neutral by 2050. This goal will require transformation of the local economy to include more "green" jobs across industries and sectors. The

barriers and opportunities to transitioning to a greener economy and, thus, facilitating the City's carbon neutrality goal are important to consider now. The scale of climate change impacts facing the City and the climate mitigation actions needed to transition to a more resilient, sustainable economy are far too great for any one sector to take on alone. As such, both public and private sectors have key roles to play in positioning the local economy to be responsive to these structural changes and ensuring that this transition is inclusive of the needs of residents and businesses.

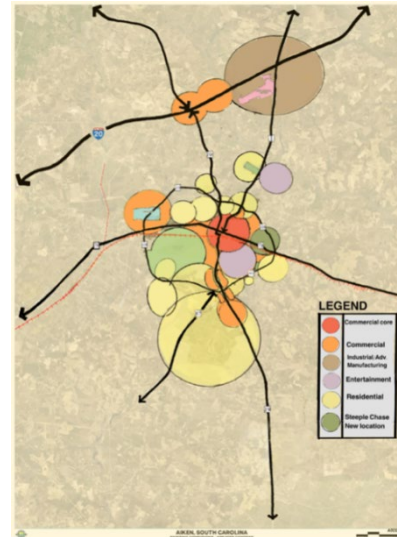
This research has uncovered the emerging influence of a positive feedback loop between emerging green sectors and the broader Miami economy, effectively charting a course toward incremental achievement of GHG targets. As such, the City of Miami will use the

Green Jobs and Economic Research to inform immediate and long-term actions that it can take, ranging from procurement requirements and investments in green goods and services to green workforce development training, to facilitate the transition to a carbon neutrality and to prepare its workforce for the related economic impacts of a carbon neutral future.

Project Completed: 2021

STRATEGIC ECONOMIC DEVELOPMENT ACTION PLAN

Client: City of Aiken, SC



AECOM was engaged by the City of Aiken to assist in the formation of a strategic economic development action plan. Aiken located just west of the South Carolina / Georgia Border and is the county seat of Aiken County. Aiken has an historic downtown core, surrounded by unique neighborhoods that

feature fine examples of 19th century architecture. The study goal was to guide actions to encourage growth and investment and expanded opportunity, leveraging assets such as the Savannah River Department of Energy site.

The effort was anchored by a two-day stakeholder workshop which focused on the City's past, present, and future, with identification of key impediments to the City's future growth and development, as well as areas of opportunity. The study identified salient trends that became a focus for recommendations:

1. Resident retention and attraction
2. Identify target sectors for growth
3. Priorities for infrastructure reinvestment
4. Leverage strength in key clusters, which cut across professional services, advanced manufacturing, research & development, and equestrian activities.

Building from previous studies, AECOM generated a list of targeted recommendations that include actions, strategies, and projects to address City concerns. Specific focal points included:

1. Downtown Aiken
2. National Guard Cyber Security Initiative
3. Advanced Manufacturing Initiative

4. The University of South Carolina at Aiken

In general, recommendations focused on communication, cooperation, and collaboration as major themes. Ideas included the establishment of new partnerships between the City, County, the Aiken Chamber of Commerce, major regional employers, and other key business, civic, and neighborhood organizations. Focusing on areas of mutual benefit will allow the City and its residents and stakeholders to collectively focus their energies in ways that will improve quality of life and economic opportunity for all involved.

Project Completed: 2021

DOWNTOWN JAMESTOWN ECONOMIC DEVELOPMENT STRATEGY

Client: Gebbie Foundation (Jamestown, NY)



The National Comedy Center recently opened in Jamestown, New York, the home of Lucille Ball. This project, which has received national acclaim since its opening, was in the planning process for several years as part of a larger economic development strategy for the region. It was funded by a combination of New York State economic development funding, local funding, community foundations, and corporate philanthropy.

AECOM conducted the initial market, feasibility, and economic impact studies for the National Comedy Center. In preparation for the opening of the facility, the Gebbie Foundation, a local foundation engaged in economic development for Jamestown, engaged AECOM to evaluate multiple strategic economic development opportunities downtown that would help maximize the economic impact of the National Comedy Center in downtown and capture spending from the rapid influx of tourists to the region visiting the Center.

Work included extensive community engagement through a series of community meetings, stakeholder interviews, and smaller group meetings for groups such as the business community, downtown merchants, and tourism industry officials. AECOM reviewed and analyzed existing conditions and market conditions, including the performance of downtown Jamestown, considering hotel occupancy, residential development, retail demand, hotel demand. AECOM's urban designers worked closely with the Economics teams to review existing conditions, examine downtown buildings, and identify urban design, landscaping, and building redevelopment opportunities to help induce further development.

Project Completed: 2019

Project Understanding

The City of Tracy is well positioned in a strategic location between the San Francisco Bay Area and the Central Valley, placing the community at a consequential crossroads to shaping its future as a key economic contributor and destination in the Northern California Megaregion. Over the past few decades, Tracy has experienced significant population growth, and low levels of unemployment compared to the county and surrounding cities. Residents from the high-cost Bay Area have been moving in large numbers to Tracy in search of affordable homes and a high quality of life, while still remaining relatively close to the Bay Area. While the increase in residents is a benefit to the City, the additional residents also tax the capacities of transit and freeways, creating challenges for the agricultural and industrial sectors which rely on an efficient distribution network and goods movement.

Tracy has also enjoyed steady employment levels since the onset of COVID-19, which speaks to the underlying resiliency of the City economy. Even so, our experience shows that, as an inciting factor for recession, Covid-19 has proven to be unique, with initial ripple effects which brought the entirety of the world economy to an effective standstill between March and April of 2020. And while the recovery into 2021 has been impressive, our experience reinforces the need to balance the following elements in fully evaluating the future impact of COVID-19 on Tracy:

1. The extent to which pre-existing structural trends re-emerge and accelerate post-COVID-19

2. Whether short-term trends due to COVID-19 strengthen and dictate different future trajectories.

Our analysis and experience reinforce how Tracy enjoys key advantages over other cities like Stockton and Modesto, such as its lower costs of doing business, more affordable and diverse housing options, and recent projects to improve transportation and transit connectivity, like Valley Link.

Tracy has also made significant investments to attract businesses in high-growth, innovative industry clusters, and aspires to become a popular tourist destination. Tracy is on the periphery of the Delta, which offers numerous water-based recreation activities, and also along the route from the San Francisco Bay Area to the national parks of Yosemite, Sequoia and Kings Canyon. However, Tracy would like to position itself as a tourist destination, rather than a pit stop along the way to longer length of stay destinations.

Tracy is not without its set of challenges that it must address, such as low rates of employment growth in recent years, low educational attainment compared to more affluent Bay Area cities and the state, economic leakage, a spatial mismatch between where residents live and work, and other issues that are negatively impacting the economic health of the city. For these reasons it is necessary, especially at this critical time, to strategically align local economic development strategies and goals to ensure that Tracy remains regionally competitive and achieves its economic objectives.



Project Team

People – not firms – deliver projects. With this philosophy in mind, we have assembled a team that has substantial relevant experience. We strongly believe in consistency among team members to maintain continuity and quality control from project conception to execution. To this end, we carefully organize teams at the start of each project so that they are comprised of individuals with strengths in design, technical coordination, and management. Resumes for key personnel are provided on the following pages.



PROJECT DIRECTOR

Chris Brewer
Senior Vice President, Economics

PROJECT MANAGER

Lucia Fischer
Associate, Economics

Project Team

<p>Pedro Spindler-Ruiz Senior Analyst Economic Development</p>	<p>Matthew Gerken Subject Matter Expert San Joaquin Valley Urban Planning</p>	<p>Linda Cheu Subject Matter Expert Leisure & Tourism Economics</p>
<p>Cristian Bevington Senior Policy Analyst Research and Data Analysis</p>	<p>Sean Tapia Senior Analyst Data Analytics & Spatial Analysis</p>	<p>Laura Adelman Community Engagement Specialist Outreach</p>



CHRIS BREWER

PROJECT DIRECTOR

MS, Resource Economics, University of New Hampshire

BS International Relations and Economic Development, Drake University

RELEVANT EXPERIENCE

Chris has 25 years of experience evaluating planning, zoning, market, financial and policy aspects of real estate development. His practice has focused on reuse of urban brownfield sites and closed military bases, financial and market evaluations of downtown retail and apartment markets, financial analysis of adaptive reuse projects, convention centers and arenas, and university-linked neighborhood revitalization strategies.

Chris's consulting projects have always started with the quantitative basics, review of demographic and economic indicators, freight transportation metrics, and real estate market data to place a project or location in context. These tools are used in support of market and financial studies, cost benefit analyses, and environmental/socioeconomic impact assessments.

PROJECT EXPERIENCE

Regional Recreation Based Economic Development Strategy, Western Piedmont Council of Governments, Hickory, NC. Market Analysis Lead. Chris worked as part of a larger team with the Western Piedmont Council of Governments to provide key inputs to the tourism strategy development process for the city of Hickory and a broader four-county region that includes Catawba, Alexander, Caldwell, and Burke Counties. Chris evaluated underlying demographic and economic trends for the four-county area, as well as changes in retail sales. The analysis highlighted the extent to which the region was transitioning away from traditional manufacturing, and moving toward a more diverse economic base, in which tourism development would be critical. Economic impact implications associated with potential development of alternative destination tourism projects, ranging from trail systems, to waterparks, resorts, equestrian facilities, and climbing centers were studied.

Roadmaps to Economic Recovery, Region 1 & Region 4 Planning & Development Councils, WV. Project Director. Chris supported development of "roadmaps" for post-pandemic

Years of Experience

25

economic recovery, diversification, and resilience for two planning & development councils (PDCs) in Southern West Virginia. A SWOT analysis was conducted, along with comprehensive stakeholder engagement to understand pre- and post-pandemic economic challenges and opportunities for economic resilience against future shocks & stresses, including natural disasters. Strategies, organizational leaders, and funding sources for improving quality of life, and diversifying the economy. Given the impacts of Covid, the analysis specifically considered levels of broadband access across the two study areas and evaluated how the local economy's reliance on coal extraction has evolved since 2010.

Future of Mobility, Chicago Metropolitan Agency for Planning, Chicago Metropolitan Area, IL. Task Lead. As part of a larger team effort, Chris characterized COVID-linked changes in employment, real estate markets and travel preference across the Chicago Metropolitan Area. Top line impacts of COVID on global markets have been summarized, alongside identified local consequences across retail and e-commerce, housing, manufacturing, and transit. The analysis has focused on zip-code level occupation and employment data to frame post-COVID "place-based" impacts on employment and travel demand across the Chicago region, framing the magnitude of "return to work" motivation by occupation type, leading to identification of impacts on future transit demand.

Development Underwriting Model Development, City of Chicago Department of Planning and Development, Chicago IL. Project Manager. Chris led an Economics and Advisory Team effort to provide the City of Chicago with a formalized underwriting model to support their negotiations with developers over development incentives, such as TIF. The final financial model incorporates tools to evaluate developer proposals for retail, mixed-use, office and industrial projects against benchmarks for rents, real estate values and construction costs. Ultimately, the model will be used to change how the City asks for information from developers, to provide more transparency as to developer need for incentives.

Miami Green Jobs/Greenhouse Gas Reduction Plan, City of Miami, FL. Green Jobs Technical Lead. Chris is working with the City of Miami to conduct analyses to inform the City's goal of being carbon neutral by 2050. Part of this work includes an analysis of Miami's emergence as a hub for green jobs and an emerging green economy. A literature review, stakeholder interviews, a baseline jobs and workforce analysis and policy and programmatic recommendations linked to GHG emissions reduction targets were completed. The study documented the emergence of "green" jobs across the City of Miami since 2015, providing perspective as to how traditional sectors such as home building and transportation are incrementally becoming greener over time. The effort will provide clearer alignment between currently unfolding growth in "green intensity" across the Miami economy with identified policy goals to reduce greenhouse gas emissions thru 2050.

Economic Resiliency Strategy, Texas General Land Office (GLO), Corpus Christi, TX. Technical Lead-Economic Development. Chris worked with the Texas GLO to complete an economic development strategy for a nine-county study area anchored by Corpus Christi and Victoria, along the Gulf Coast of Texas. Need for the study was driven by accelerating impacts from storms and climate volatility alongside rapid growth in large scale manufacturing and chemical production, aligned with the Port of Corpus Christi. The analysis evaluated industry sectors and clusters, workforce capacity, transportation and logistics, tourism, and other aspects of economic development. The data-driven analysis is being leveraged to identify strategies for economic diversification which can be leveraged to respond to resiliency challenges currently facing this region.

NextGen Agribusiness Economic Development Strategy, City and County of Denver, CO. Project Manager. Chris was engaged by the City of Denver to complete a two-phase analysis of economic development implications associated with National Western Center (NWC) revitalization. The analysis required a deep dive into industry sectors and supply chain connections across traditional agricultural and food-related sectors, as well as a broader set of industries which provide support to agriculture. In Phase 1, we identified industry sector, cluster and end-market opportunities that build on regional comparative advantages. Commercial real estate trends were studied to frame the ability of regional markets to sustain private sector development. Case studies of innovation districts associated with agriculture, the plant and life sciences, and biotechnology were completed, and industry clusters and strategies for economic development identified. White papers summarized strategies for campus-based workforce development, innovation centers and innovation investment funds, and workforce opportunities.

Regional Defense Adjustment Strategy, St. Louis Economic Development Partnership, St. Louis, MO. Project Manager. In 2014, the St. Louis Economic Development Partnership embarked on a path first taken by

the St. Louis County Economic Council in the early 1990s, working with the Department of Defense, Office of Economic Adjustment in response to the end of F-4 Phantom II production and the Cold War, during which time the region lost roughly 16,000 jobs at McDonnell Douglas. Moving into 2016, with the region facing a similar challenge of defense adjustment linked to concern over dependence on aerospace manufacturing linked to the F/A-18, E/A-18, and F-15, three programs that, like the F-4 Phantom II are poised to transition out of military use in coming years. In 2015, AECOM was engaged by the Partnership to support formulation of this strategy. Elements included the creation of a comprehensive Regional Asset Map of existing defense contractors and subcontractors, analysis of strengths, weaknesses, opportunities and threats, and formulation of a regional economic adjustment plan to strengthen the market positions of affected defense firms.

Advanced Manufacturing Innovation Center (AMIC) Strategy, St. Louis Economic Development Partnership, St. Louis, MO. Project Manager. Chris was engaged by the Partnership to prepare a master plan and financial sustainability strategy to establish an AMIC, with the clear intent being a facility that can become the hub of leadership and programming for manufacturing innovation. The effort focused on answers to what does industry need; at what do the regions industries excel, and who is the Champion? The study identified regional capacity in advanced manufacturing, linked with the unfolding fourth industrial revolution and big data, advanced materials, and additive manufacturing, and identified need for an innovation center, anchored by a public private partnership.

Impact of Automation, 100 Resilient Cities & Washington, DC. Project Manager. Chris worked with the District to determine how resilient jobs in D.C. were to automation, as well as determine what parts of the City (geographically) were most likely to experience automation related pressure in the future. Automatability insights were based on an Oxford study of automation by Michael Osborne and Carl Frey. The study yielded an automatability coefficient, which was applied to each SOC code. Employment data from the U.S. Census Bureau was collected at the Zip Code level for all Zip Codes in D.C., which was used to determine which parts of the City were most likely to face automation challenges in the future. The study identified a list of industries and occupations which were most likely to experience automation impacts in D.C. in the future. When applied to Zip Codes, the areas of the City that were expected to face automation pressure also aligned with City development areas, which reinforced the validity of the analysis process. The relational database was provided to the client along with a career pathway application, which allows a user to select a starting occupation and view all the skills, abilities, and knowledge areas that would be required to transition to another occupation.



LUCIA FISCHER

PROJECT MANAGER

Education

Master of Urban & Regional Planning, University of California, Los Angeles

BA, Political Science, University of California, San Diego

Affiliations

American Planning Association

Urban Land Institute

Years of Experience

8 years

RELEVANT EXPERIENCE

Lucia is an Economist and Project Manager adept at managing complex, multidisciplinary projects. Lucia's provides comprehensive analysis of the drivers of tourist market demand, asset repositioning, impact of potential investment, demographics, and current and future supply by real estate type and the competitive environment to recommend strategies for individual sites and economic development policies for regions. Lucia has expertise related to commercial and cultural attractions and focuses on evaluating the development potential and feasibility of both new attractions as well as enhancement or expansion of existing facilities.

Lucia's wide range of experience includes working with nonprofit and commercial attraction operators, regional planning agencies, city planning departments, and institutional investors allowing her to understand the driving forces of development from a private as well as public perspective.

PROJECT EXPERIENCE

Mission District Market and Economic Analysis, City of San Gabriel, CA. Project Manager and Lead Analyst. Lucia worked on an assignment for the City developing a revitalization strategy and conducting a feasibility analysis for several hypothetical building/site alternatives for the Mission District in San Gabriel. The goal of this project is to create a document that will provide insights for the policy makers and private sector developers and support the transition of the Mission District into a thriving destination for the multicultural community and the region. AECOM's economics and urban design teams worked together to use market demand analysis, information from a stakeholder needs assessment and urban design guidelines to help guide the vision for this area. In order

to create a vibrant cultural district in San Gabriel, AECOM specifically focused on strategies to highlight and promote the existing historic assets, including Mission San Gabriel and a historic playhouse.

Post-Disaster Economic Recovery Plan, County of San Diego County, CA. Project Manager. An interdisciplinary AECOM team was retained by the San Diego County Office of Emergency Services (SD OES) to develop a Post-Disaster Economic Recovery Plan (PDERP) to establish the steps and resources needed to execute an effective and inclusive economic recovery continuum before a disaster occurs. The purpose of this plan is to outline actions critical to for bringing the economy back to life, employees back to work, and the San Diego County community on the road to sustainable recovery. Lucia is currently serving as Project Manager and is working closely with the Economics team and the Community Engagement team to prepare an effective PDERP that allows swift economic recovery in the event of a wide range of disaster in San Diego County.

Downtown Jamestown Economic Development Strategy, Gebbie Foundation, Jamestown, NY. Lead Analyst. AECOM was retained in order to evaluate strategic economic development opportunities that would help maximize the economic impact of the National Comedy Center in downtown Jamestown. Lucia was responsible for assessing regional and national retailers, restaurateurs, and making strategic recommendations for tenant recruitment choices. The goal of these recruitment recommendations was to help position Jamestown as a premier weekend destination in the western New York region and to maximize the length of stay for the visitors who were coming to downtown to visit the National Comedy Center.

Chinatown Economic Development Plan, City of Edmonton, Alberta, Canada. Analyst. The Chinatown Economic Development Plan report created a foundation for strategic development that is driven by a thorough understanding of the market context, economic issues and what makes traditional Chinatown districts successful. The project scope consisted of a market conditions assessment, analysis of the current state of Chinatown, analysis of best practices from other successful Chinatowns, strategies and recommendations to address challenges, and implementation. Lucia led the research of the best practices and developed case studies of the economic development strategies of various national and international Chinatowns/Cultural Districts.

Sacramento Waterfront Economic Impact Evaluation and Development Strategy, City of Sacramento, CA. Analyst. The Sacramento City Council approved up to \$47 million of public investments with the goal of revitalizing the Sacramento Waterfront. The area is envisioned to be a riverfront destination that attracts local and regional residents, in addition to convention and meetings visitors and leisure tourists. In order to understand the possible return on public investment of the project, the City of Sacramento retained AECOM to evaluate the potential economic and fiscal impacts of with the project. Lucia worked as an analyst to deliver a report that would help the City Council understand what type of catalytic impact the investments could have on Sacramento's economy and City budget, measured in jobs, impact on Gross Regional product, income, and tax revenues. Additionally, the team reviewed the other impacts that not as easily quantified, including impact on property values, attraction of conventions and meetings to Sacramento, recruitment of businesses and work force, economic revitalization, placemaking and civic pride, and quality of life.

Affordable and Middle-Income Housing Study, County of San Diego, CA. Project Manager. The San Diego County Board of Supervisors directed staff to develop options to expand the existing Density Bonus program, and to study options for requiring housing projects that request a General Plan Amendment to provide affordable housing in the unincorporated County. AECOM was retained by the County to conduct economic analysis, lead community outreach and develop the ordinance options for the Board of Supervisors to evaluate. Lucia is currently serving as Project Manager and is the liaison between the multiple AECOM teams and the County.

High-Speed Rail Station Area Planning, City of Fresno, CA. Lead Analyst. AECOM worked with the City to develop a station-area master plan for the first high-speed rail station in California. AECOM is providing comprehensive services for the future high-speed rail. The feasibility analysis includes evaluation of the existing character of the neighborhoods adjacent to the site and calculation of current and future demand across typologies, taking into consideration future redevelopment. Typologies evaluated include residential, office, retail and hospitality.

Attractions Market and Financial Analysis, Port of San Diego, CA. Lead Analyst. AECOM was retained by the Port to advise on the development potential of attractions on four key sites of Port-owned land. AECOM evaluated market demand and supply, identified suitable attraction types and/or tenants, and assessed attendance, financial, physical planning and feasibility. Lucia assisted in the evaluation of the regional resident and tourist market potential, prepared case studies on waterfront development and other attraction destinations in North America.

Tijuana River Valley Regional Park Feasibility, County of San Diego Department of Parks and Recreation, San Diego, CA. Analyst. To inform development of the Tijuana River Valley Regional Park, Lucia assisted in authoring a report that provided key decision-making information to the County. Information on potential cost recovery based on market demand and competition was developed and then used to inform development of improvements in the park, including a bike skills park, event venues and equestrian arenas. Lucia analyzed the potential to develop this park into a regional asset that would increase attendance potential from non-County residents to increase tourist visitation to this portion of San Diego County.

West Marin Visitor Needs Assessment, Marin County Parks and Open Space District, San Rafael, CA. Analyst. Conducted a visitor needs assessment for West Marin County to better serve the influx of visitors to this area while still protecting the natural environment. Through visitation surveys projection, case studies of similar communities, review of local planning documents, interviews with local business leaders, County staff and NPS employees at Point Reyes National Seashore, and survey of existing facilities, AECOM was able to provide a comprehensive and valuable facility needs forecast report.



Matthew Gerken

Subject Matter Expert: Urban and Environmental Planning

Education

M.A., Urban and Regional Planning, University of North Carolina at Chapel Hill

BA, Geography
University of Iowa

Affiliations

American Institute of Certified Planners

American Planning Association

Years of Experience

20 years

RELEVANT EXPERIENCE

Matthew Gerken is a senior urban and environmental planner who has served a variety of clients on a wide range of municipal planning and environmental assignments, with a focus on public clients throughout the Central Valley. He has experience with housing elements, specific plans, comprehensive general plan preparation, impact fee updates, climate action planning, zoning code updates, reinvestment strategies, CEQA streamlining for infill and housing development, public outreach, and environmental documentation. He is the primary author of dozens of environmental and planning documents and has extensive project management experience with large, multi-year, complex programs, as well as smaller-scale work.

PROJECT EXPERIENCE

City of Woodland Housing Element, 2035 General Plan Update, EIR, and Climate Action Plan. Project manager working with Dyett & Bhatia to comprehensively update the City of Woodland's General Plan to guide development and conservation through 2035. AECOM's work included preparation of the Housing Element through HCD's streamlined review process, as well as authorship of a climate action plan, and the lead role on CEQA documentation for the General Plan Update and climate action plan. AECOM provided full integration of the environmental review and planning process for Woodland to provide a self-mitigating General Plan and maximize future streamlining and tiering potential for housing development that is consistent with the General Plan.

City of Tracy Housing Element. Primary author and coordinator of public outreach, Matthew supported Housing Element preparation through extensive use of GIS and coordinated revisions to the document according to a meticulous review by HCD.

City of West Sacramento Housing Element, General Plan, Climate Action Plan, and General Plan EIR. Project manager for this Housing Element and General Plan update, which includes a focus on promoting infill development, developing VMT policy, CEQA streamlining for housing and mixed-use development, Environmental Justice, Safety Element, Mobility Element, and Affirmatively Furthering Fair Housing. AECOM is integrating this General Plan work with our ongoing work on a Resiliency and Climate Action Plan, with coordinated environmental review and public engagement.

City of Modesto, Housing Element, Stanislaus County, CA. Co-authored this Housing Element and led an advisory committee with public outreach and coordination.

City of Lodi, Housing Element and EIR, San Joaquin County, CA. Co-authored this Housing Element and EIR.

State Route 108 Relinquishment and Reinvestment Plan Client: Cities of Riverbank, Modesto, and Oakdale. AECOM wrote a successful grant application for the highly competitive Sustainable Communities Planning grant program to fund this work on behalf of this collaboration of Stanislaus County cities. Matthew Gerken led this important multi-disciplinary regional planning effort, which involved our expertise in innovative travel demand analysis, zoning codes and development standards, urban design, land use and policy planning, greenhouse gas (GHG) emissions analysis, economics and market feasibility, infrastructure design and

costing, CEQA strategy, and demographic assessments. The Plan provides strategies to induce compact housing and mixed-use development along this important regional corridor.

City of Live Oak, Housing Element, General Plan Update and EIR, Sutter County, CA. Project manager and primary author of this comprehensive general plan update, which included a Housing Element certified by HCD. The Plan is a 2010 Merit Award Winner for Comprehensive Planning, Small Jurisdiction, from the Sacramento Valley Section APA.

City of Gridley Housing Element, General Plan Update, EIR, and Municipal Service Review. Project manager and primary author for the 2030 General Plan and EIR, which focuses on development patterns that facilitate multiple modes of travel, attracting high-quality job development, regional coordination on community design, infill development, and policies that encourage compact development.

City of Riverbank Housing Element, General Plan and EIR, Stanislaus County, CA. Project manager and primary analyst/author of background reports, general plan elements and EIR sections, in support of this comprehensive plan update, which included an opportunities and constraints analysis, and an infill and revitalization potential assessment. Major themes included promoting infill development, compact and mixed-use development patterns, natural drainage systems, and public infrastructure and service adequacy.

City of Riverbank Comprehensive Impact Fee Update. Provided the City of Riverbank with a comprehensive set of development impact fees, including water, sewer, storm drainage, parks and recreation, general government, and traffic. Following this initial nexus fee study, the City retained Matthew to assist with an update to all impact fees following the General Plan update (which Matthew also led).

Lower Stanislaus River Regional Low Impact Development Plan. Authored the successful grant application to a very competitive program to fund the "Lower Stanislaus River Regional Low Impact Development Plan," which identifies and designs areawide LID projects to provide stormwater management for sites in priority reinvestment areas, as part of a comprehensive LID program. The Plan includes design and cost estimates for an impact fee program for design, construction, and maintenance of regional LID solutions.

City of Roseville 2035 General Plan and EIR. Matthew led this update to the City's General Plan to facilitate infill housing development along commercial and mixed-use corridors, provide new transportation policy and GHG emission reduction strategies, revise safety and public facility policies, and make a number of other changes, along with a new comprehensive EIR that is providing the City with project-level streamlining.

Yuba County, General Plan and EIR, Yuba County, CA. Project manager for a comprehensive update of the General Plan and preparation of a full-scope EIR. There is a major emphasis on design guidance to allow more flexibility with respect to land use and guide future development according to

site design, building placement, and performance standards. The General Plan is the Sacramento Valley Section APA and statewide Association of Environmental Professionals award winner for Outstanding Comprehensive Planning.

City of Suisun City, Downtown Waterfront Specific Plan and CEQA Review. Solano County, CA. Project manager for this Specific Plan, which includes land use changes and transportation improvements to promote residential and economic development. The program combines market and economic analysis with design and a regulatory framework that facilitates housing. This Plan and environmental document was a statewide Association of Environmental Professionals award winner for Outstanding Planning Document.

City of Suisun City, General Plan, Development Code Update, and CEQA Analysis. Solano County, CA. Project manager for this comprehensive policy update and revision to the City's Municipal Code. Matthew also led the comprehensive analysis of the effects of implementing this General Plan, with a focus on transportation analysis to inform policy development. The integrated planning and environmental approach has provided substantial CEQA streamlining for follow-on projects.

Yuba County, East Linda Revitalization Plan. Project manager for a plan that revises codes, standards, and public investments, removing constraints to, and providing incentives for redevelopment. The Plan guides housing and mixed-use, infill development; identifies multimodal transportation improvements to support development; and, describes public infrastructure needed to encourage investment.

City of Gridley Development Code and Improvement Standards Update, GHG Reduction Program, and Infill Design Guidelines. Client: City of Gridley. Authored #1 ranked application to SGC to fund this project which ties GHG reduction strategies to development code and improvement standards revisions and infill design guidelines, a key implementation measure from the recent General Plan update.



LINDA CHEU

VICE PRESIDENT

Education

Master in Public Policy, Harvard University Kennedy School of Government

Bachelor of Arts in American Studies with Honors in Education, Stanford University

Affiliations

Past Member, IAAPA Museum and Science Center Committee

Director, San Francisco International Dragon Boat Festival

Past Treasurer, Chinese Historical Society of America

Former Commissioner, San Francisco Redevelopment Agency

Former Chair, Housing Subcommittee, Mayor's Advisory Committee on Community Development, San Francisco

Past-Executive Vice President, San Francisco Chinese Culture Center

Past President, California Dragon Boat Association

Past President, Stanford Asian American Alumni Club

Past Program Chair, Organization of Chinese Americans, San Francisco Bay Area Chapter

Past Community Day Chair, San Francisco Symphony

Years of Experience

25

RELEVANT EXPERIENCE

Linda joined the AECOM over 25 years ago and is a leader in the firm's Economic & Advisory practice. During her career, she has advised local and state government agencies, private developers, educational institutions, and nonprofit clients on a broad range of economic planning and land use issues.

Her clients have included cities, counties, community redevelopment agencies, regional government agencies, transportation authorities, planning departments, land planning / transportation engineering firms, and private property interests. She has worked for years helping clients analyze market and development potential, assess regional economic and fiscal impacts, create economic development strategies and plan, and evaluate transportation infrastructure investments. Linda also has strong expertise in the development of cultural, tourism and entertainment experiences as part of a broader economic development strategy.

San Francisco Chinatown Economic Development and Cultural Strategy, San Francisco, CA. Project Director. AECOM was retained by the San Francisco Redevelopment Agency and the Chinatown Economic Development Group to evaluate the cultural and historic assets in San Francisco's Chinatown in order to develop an overall economic development strategy. Linda worked extensively with community groups to analyze the potential for a variety of cultural facilities that would serve resident and tourist needs.

Neil S. Blaisdell Center Masterplan and Business Plan, Honolulu and Oahu, HI. Project Director. The Neil S. Blaisdell Center is the home to Honolulu's major cultural and entertainment venues, and is connected to a surrounding district with a number of arts and cultural elements. The City & County

of Honolulu retained AECOM to develop a masterplan for the redevelopment of the Blaisdell Center, including addressing issues such as the development of a cultural campus, the potential to integrate private real estate development, a financial feasibility plan to ensure long term sustainability, and community and stakeholder engagement.

Evaluation of Development Alternatives for KeyArena, Seattle City Council, Seattle, WA. Project Director. Originally built for the 1962 World's Fair, the 74-acre Seattle Center is a park, arts, and entertainment center. Over the years, AECOM has worked on a number of assignments at Seattle Center, including market analyses, financial feasibility, and concept development and programming strategies for the potential reuse of KeyArena for other entertainment or cultural uses, the redevelopment of Space Needle visitor experiences, and the development of the new Chihuly Gardens and Glass attraction. Assignments have included concept development and programming, market and financial analysis, economic impact assessment, and physical planning analysis.

Ontario Place Redevelopment, Toronto, ON. Project Director. Ontario Place, located in a prime waterfront site in Toronto, is a large entertainment complex including an IMAX theatre, water park, event space, and some smaller scale amusement park rides. Originally built 40 years ago, the attraction has suffered from years of inadequate reinvestment, and at this point, is planning a major redevelopment. As part of this assignment, AECOM examined the market potential, physical planning parameters, and financial implications of a number of potential uses including a boutique branded theme park, indoor themed attraction (i.e. Legoland Discovery Center), aquarium, and art museum in addition to a number of other uses such as hotel, residential, and casino.

Vancouver Chinatown Economic Development Plan, City of Vancouver, Canada. Project Director. The City of Vancouver has been working with the community on revitalization of Chinatown since 1999. Guided by the City Council's Chinatown Vision adopted in 2001, much has been accomplished; and the more recent investments include façade grants, neon lights, awning improvements, street and alley improvements, community murals, window display contests, and funding for heritage building renovation feasibility assessments, in addition to more substantial City investments in Chinatown such as the Chinatown Millennium Gate and the Chinatown Plaza Parkade. In order to accelerate the economic revitalization of Chinatown, the City of Vancouver retained AECOM to prepare a Chinatown Economic Revitalization Action Plan (CERAP), focusing on actions that can be implemented in the short term. AECOM conducted market analysis and community needs assessment for a number of land uses in the Chinatown district, assessed the financial feasibility of development on a selected number of project sites, conducted a survey of street level retail businesses, and created a development strategy with phasing, financing strategies, and investment required. The project included an extensive community engagement component.

Edmonton Chinatown Economic Development / Redevelopment Strategy, Edmonton, AB. Project Director. AECOM was retained by the City of Edmonton to prepare an economic development strategy and advise on redevelopment opportunities for Edmonton Chinatown. As part of our work, we conducted extensive stakeholder engagement, assessed existing business conditions, evaluated market potential for retail, residential, and office uses, and identified cultural and entertainment strategies to increase visitation to Chinatown.

Bellevue Cross-Cultural Community Center Business Planning, City of Bellevue, Bellevue, WA. Project Director. The City of Bellevue, Washington is the most diverse city in the state, with the largest "majority – minority" population. The City understands this diversity to be a strength and opportunity and, as such, was interested in increasing its support for multicultural programming through a cross-cultural community center and address social and racial equity issues. AECOM prepared a study in order to understand and map existing spaces used for multicultural public and private programming, identify market opportunities and demand for a new cross-cultural center and programming, identify and evaluate possible sites for a new facility, examine operating, governance, and development models, and assess preliminary financial feasibility and financing alternatives.

California Academy of Sciences, San Francisco, CA. Project Manager. During the more than 10-year planning period leading up to this expansion, they retained AECOM to conduct a series of assignments related to their expansion and new facility in Golden Gate Park. Assignments included attendance projections, market and demographic analysis, visitor flow models, analysis of historic attendance and operational trends, and projections for their interim facility.

Economic Impact of Port Tenants and Attractions Development Strategy, Port of San Diego, CA. Project Manager. Port of San Diego oversees 34 miles of San Diego Bay waterfront cover five different cities. It includes a large variety of land uses, from maritime uses such as dry docks and commercial fishing operations to visitor serving uses such as marinas, hotels, and retail. Linda led an evaluation of market potential for new attractions on the waterfront. As part of the study, AECOM evaluated local and tourist markets, assessed the existing supply and conducted a gap analysis for attraction products, developed an evaluation matrix to rank proposed uses, and examined the economic potential for the preferred uses.

Masterplan Economics for Kaka'ako Makai, Office of Hawaiian Affairs, Honolulu, HI. Project Director. AECOM was retained to conduct market and financial analysis and recommend development and financing mechanism strategy for a 30-acre site on the waterfront in urban Honolulu. The land was conveyed to OHA by the State of Hawaii as part of a settlement - the \$200 million land value represents Native Hawaiians' share of revenues from the state's use of lands in the Public Land Trust. OHA's objectives include the generation of revenues to fund community services and activities from private development on the land as well as the development of a new, Hawaiian cultural district with a mix of residential, retail, and hospitality uses, anchored by Hawaiian cultural attractions onsite.

World of Coca Cola, Atlanta, GA. Project Manager. The World of Coca-Cola is a corporate cultural attraction that contains many immersive, interactive visitor experiences. The facility is located at Pemberton Place among a hub of other cultural attractions, including the Georgia Aquarium and newly opened National Center for Civil and Human Rights. The World of Coca Cola is currently considering plans for growth to accommodate growing markets. As part of this process, AECOM was retained to conduct business planning and physical planning for a 10 year masterplan.

West Kowloon Cultural District Museum and Exhibition Centre, Hong Kong. Project Manager. The West Kowloon Cultural District Authority, an authority created by the Hong Kong government, is planning for a major new cultural district in West Kowloon. As part of the planning process, they retained AECOM to evaluate the market potential, assist with concept development, determine physical planning parameters, and create a marketing strategy for a proposed one million square foot visual culture museum. As part of this assignment, AECOM conducted both primary and secondary research and led a team of three subconsultants.

9/11 Memorial and Museum Business Planning, New York, NY. Project Manager. or the 9/11 Memorial and Museum, AECOM evaluated earned revenue operations. Tasks included evaluating the museum's physical layout and market context, reviewing historic financial performance, analyzing regional and national comparable facilities, forecasting potential financial performance (specifically the retail and foodservice), and recommending alternatives and associated physical planning implications.



PEDRO SPINDLER-RUIZ, PhD

SENIOR ANALYST, ECONOMICS + ADVISORY

Education

PhD in Public & Social Policy, Saint Louis University

Masters in Planning & Public Policy, University of Southern California

Education Continued

BA, University of California, Berkeley

Years of Experience

10 years

RELEVANT EXPERIENCE

Pedro is a Senior Research Analyst with AECOM's Economics + Advisory team and has over ten years of experience in economic development and urban planning. He has expertise in regional economic analysis and GIS. His experience spans a wide range of projects related to researching industry trends, emerging markets, COVID-19 recovery strategies, neighborhood revitalization, and designing strategic community engagement processes.

PROJECT EXPERIENCE

Advanced Manufacturing Partnership of Southern California (AMP SoCal), - University of Southern California Center for Economic Development- Los Angeles, CA. *

Senior Research Analyst. Pedro helped inform the AMP SoCal leadership that sought to strengthen the advanced manufacturing industry cluster in Southern California by researching advanced manufacturing industry trends, employment projections, and mapping out the location of related businesses by NAICS codes across the region. Pedro also assisted regional partners by collecting data for outreach material used in business attraction strategies to recruit small and midsize businesses to the area.

STEM Immigrant Workforce in the St. Louis Region- International Institute of St. Louis (IISTL), Saint Louis, MO.

* Consultant. In 2019, Pedro conducted a highly detailed, demographic analysis of occupational outcomes of the STEM immigrant workforce in the St. Louis region using micro-level census data. He also created maps to show areas in the region

where highly educated, but underemployed immigrant STEM workers lived. This analysis was used by the IISTL to inform the design of workforce development programs and career pipelines catering to the needs of this specific population.

Port of San Diego – Nexus Planning & Research, San Diego, CA. * Subcontractor. Pedro conducted an extensive literature review to inform the Board of Port Commissioners on the economic value of open space and its impact on surrounding residential and commercial properties; this included identifying common approaches in economic valuation studies related to open space, in general. He also researched various alternative public financing mechanisms (e.g., CFDs, IFDs) the Port of San Diego could pursue to develop and sustain their harbor.

Technology Needs Assessment of Southeast Los Angeles – UC Berkeley Center for Latino Policy Research (CLPR) – Berkeley, CA. * Data Analyst. Pedro assisted the Center with a technology needs assessment of Southeast Los Angeles, a heavily underserved Latino and immigrant community, by conducting a socio-demographic analysis of the region, and conducting stakeholder interviews. The study examined how access to broadband and high-speed internet could help improve the social and economic outcomes of residents. The findings were used to justify the need for intervention, and have helped bring in over \$9 million in funding to address digital divide issues in the area.

**Work completed prior to joining AECOM*



CRISTIAN BEVINGTON

MANAGER, ECONOMICS + ADVISORY

Education

BS, (Hons) in City and Regional Planning
Cardiff University

Intro to Graphic Design
California College of the Arts

Years of Experience

8 years

RELEVANT EXPERIENCE

Cristian works across AECOM's Economics + Advisory Americas practice to deliver projects that leverage his broad technical expertise in city planning, strategic planning, equity, resilience, and economic development. His work creates resilient and equitable solutions for our clients and the communities they serve. He is committed to delivering projects that redress the impacts of past infrastructure and development investments on our most marginalized communities and to create a future that is equitable and prosperous for all. Cristian works collaboratively across project teams and with local communities and stakeholder groups.

Cristian has worked on AECOM's Reimagining transit service in California's Bay Area Post-Coronavirus initiative, which focused on delivering a Bay Area transportation network that prioritizes transit reliant communities and essential workers post-COVID-19.

PROJECT EXPERIENCE

REGIONAL AND STRATEGIC MASTERPLANNING

2070 Regional Strategy, San Francisco Bay Area Planning and Urban Research Association (SPUR), San Francisco, CA.

Program Manager. SPUR launched a multi-year initiative to envision a more equitable, sustainable and prosperous Bay Area for all — and propose bold strategies to get there. The strategy leverages the Bay Area's strengths in innovative and progressive governance to address the enormous challenges it faces, from the cost of housing to the threat of sea level rise. Cristian is the program manager for AECOM's contribution of both the model places study and real places study to SPUR's regional strategy. He serves as AECOM's key point of contact, preparing for and co-facilitating six external stakeholder workshops, creating content for final outputs and managing inputs from AECOM's urban design, landscape architecture, transportation, sustainability, and economics teams, SPUR, and from external stakeholders.

- Model Places Study

The model places study demonstrates how we can overcome the challenges the Bay Area faces and grow to a region of up to 11.6 million by 2070 without additional sprawl and by transitioning to an equitable system that meets our needs into the future. The study establishes sustainable growth paradigms, shapes conversations on future development, demonstrates how cities can become

better places for everyone, and seeks to improve quality of life across the region demonstrated through comprehensive population and jobs projections, and axonometric and street level placemaking visualizations.

- Real Places Study

The real places study identifies eight key programs across the San Francisco Bay Area that are instrumental to the overall success of the region. Each program comprises existing or planned projects, identifies opportunities to better connect the projects and demonstrates how by doing so, greater benefit can be delivered, challenges overcome, and regional success achieved.

Bay Area Transit Recovery Vision: COVID-19 Scenario Planning, San Francisco Bay Area, CA.

Project Manager. In response to the unprecedented impacts of the COVID-19 pandemic on transit ridership and operations in the San Francisco Bay Area, AECOM teamed with Seamless Bay Area to develop a transit recovery scenario modelling tool.

By leveraging our regional network technical expertise and planning experience, and AECOM's Mobilitics™, we developed and tested a range of possible scenarios that demonstrated impacts of length of pandemic recovery, level of funding and network enhancements. Cristian was the project manager, coordinating inputs from across AECOM's project team and Bay Area Transit Agencies. Cristian prepared the final project outputs and accompanying blogposts.

Miami on the Move, Miami-Dade County, FL.

Subject Matter Expert and Key Author. AECOM is developing a comprehensive mobility vision for Miami-Dade County and its surroundings that will be used to outline the challenges faced, highlight the successes already achieved, and demonstrate opportunities to build a more resilient and efficient mobility network for residents, businesses and visitors. Cristian is working closely with the Miami team, national subject matter experts and the creative teams to generate content, collect input from key stakeholders, and advise on final outputs.



Laura Adelman

Community Engagement Specialist

Education

MA, European |
Integration, University
Limerick

BA, Political Science,
Pitzer College

RELEVANT EXPERIENCE

Laura Adelman is a senior communications professional with extensive experience in public outreach and stakeholder engagement, media relations, and strategic communications. Her expertise in organizing public meetings and events includes creating materials and overseeing meeting logistics. She has developed and implemented outreach and engagement plans for a range of projects in the fields of water, environmental restoration, planning, and transportation with diverse groups of stakeholders.

PROJECT EXPERIENCE

City of Palo Alto, Baylands Comprehensive Conservation Plan, Palo Alto, CA. Led public outreach for the Baylands Comprehensive Conservation Plan (BCCP), which includes a climate adaptation aspect. The BCCP involves an interdisciplinary approach to develop a plan for the long-term management of the Baylands for resource conservation, human use, and adaptation to rising sea levels. Laura worked closely with a multidisciplinary AECOM team and interacted with various City departments and a stakeholder advisory committee. The planning process involved stakeholder workshops and presentations to the City's Park and Recreation Commission and City Council.

San Francisco Bay Area Rapid Transit District, Bay Area Rapid Transit Station Modernization Plan - Balboa Park Station, San Francisco, CA. Provided public outreach support for project to improve transit station functionality, capacity, appearance, and overall customer experience. Developed outreach materials for in-station engagement event, including online multi-lingual survey and display boards.

Association of Bay Area Governments. AECOM also assisted the County through the adoption process and developing and presenting the final plan and website to the County's Planning Committee.

San Francisco Public Utilities Commission, Central Bayside System Improvement, San Francisco, CA.

Senior public affairs specialist for a project to upgrade the sewer system, including green/gray infrastructure components. Developed and implemented a public outreach plan in conjunction with SFPUC communications staff and technical team. Coordinated targeted public outreach events and developed materials, including project fact sheets, talking points, website content, online surveys, and social media posts.

City of Half Moon Bay, Main Street Pilarcitos Creek Bridge Replacement, Half Moon Bay, CA. Provided public affairs support for the replacement/update of the historic Main Street bridge, as part of California Environmental Quality Act/National Environmental Policy Act compliance. Supported public meetings, conducted outreach to local businesses and residents, and coordinated with local and state agencies.

Federal Emergency Management Agency, California Coastal Analysis and Mapping – Open Pacific Coast Study, various locations, CA.

Responsible for developing/implementing a community and stakeholder engagement strategy for the flood insurance restudy of the open Pacific coast. Develop programmatic outreach materials, website, presentations, and letters to communities. Coordinate community meetings in northern and southern California coastal counties.



SEAN TAPIA, AICP

SENIOR ANALYST

Education

Master of Urban Planning, University of Kansas

Professional Certifications

AICP, American Institute of Certified Planners

Years of Experience

5 years

Affiliations

American Planners Association – IL Chapter, National Chapter, International Division

RELEVANT EXPERIENCE

As a Senior Analyst in the Economics + Advisory practice, Sean works with governments at the municipal, county and regional levels as well as private agencies to plan not only for their future needs but also their potential. He has led and worked on an assortment of projects including comprehensive plans, downtown plans, economic development plans, health and wellness plans, housing affordability plans, and parks and recreation plans. With an emphasis on housing and economic development, he utilizes a wide range of data to perform detailed demographic, market and geospatial analyses using a variety of statistical and GIS programs.

Findings from these analyses are used to develop feasible, well-informed strategies and recommendations for the communities in which he works. Sean develops key strategies that lead to the identification of targeted growth and development areas, representing them through easily comprehensible maps, models, and graphics.

PROJECT EXPERIENCE

Economic and Fiscal Impact Analysis, BNSF Railway, Stockton, CA. Lead GIS Analyst. Used historic and existing zoning, land use, and transportation data to determine the changes in industrial development in and around Stockton. This was then compared to the City's future land use plan to identify the changes the City was anticipating through 2040. Sean mapped these comparisons to visualize the opportunity for growth in industries that would support the development of a BNSF logistics center near Stockton.

Detroit Future Fund, City of Detroit, Detroit, MI.

Economics Team Lead. AECOM was contracted by Detroit to assist with the City's administration of American Rescue Plan Act (ARPA) funding. Sean advised on the compliance with U.S. Treasury guidance regarding the use, reporting requirements, monitoring, and transparency of grant funds. He evaluated proposed projects based on their eligibility as outlined in criteria from the Treasury's Interim Final Rule for the Coronavirus Local Fiscal Recovery Fund. Sean utilized a variety of demographic, economic, and public health data to analyze the negative impact of the COVID-19 pandemic and identify disparaged communities throughout the City with the greatest need for support.

Economic Recovery & Resiliency Strategy, Indiana 15 Regional Planning Commission, Ferdinand, IN.

Lead Analyst. Analyzed detailed employment and demographic metrics to determine the COVID-19's impact on the six-county region. Sean also conducted workshops with top employers in the region to understand how COVID-19 has affected their businesses. Findings from both the analyses and stakeholder discussions will be used to develop short- and long-term economic recovery and resiliency actions and policies.

Post Disaster Economic Recovery Plan, County of San Diego, San Diego, CA.

Lead GIS Analyst. Analyzed intricate natural hazard data, including COVID-19 cases, from a variety of local and national sources to identify impacted areas through 2050. This analysis was combined with employment and retail data to determine the economic impacts of each disaster across San Diego County. Sean also mapped this information to provide a clear and concise understanding of what areas of the County would be most affected by each disaster individually and comprehensively to help the client determine where to prioritize policy efforts and funding.

The Business Case for Resilience for Tampa Bay, Tampa Bay Partnership Regional Research & Education Foundation, Tampa, FL.

Lead GIS Analyst. Using metrics defined by the project manager, Sean analyzed the economic impact of flooding in the six-county metropolitan area. Scenarios were created to show the compounding cost of floods on property values, and ultimately the loss in property taxes to the communities, over time. The three scenarios were current (2020), 2045, and 2070. Sean mapped these scenarios to help portray the how significant of an impact continued flooding would have across Tampa Bay if left unchecked.

Rapid 5 Project, Urban Land Institute, Columbus, OH.

Team Manager and Lead Analyst. Managed an internal team of architects, designers, landscape architects, and planners to develop the Elevate Alum Creek vision plan. Lead the analysis of the Alum Creek corridor identifying gaps in connectivity to the Creek, inconsistencies in economic opportunity, and inequities among neighboring communities. Drafted recommendations to spur economic growth and create development opportunities that does not cause displacement of existing, largely minority, communities.

Project Approach

Based on conversations with the City of Tracy, AECOM has revised the proposal and budget for the Economic Development Strategic Plan.

Task 0. Project Initiation

Month 1

The first task will be initiation of the assignment, including a meeting with key staff, such as the Economic Development team members, and AECOM team personnel. As part of this task, we will:

- Hold a project initiation meeting, either virtual or in person, with key project team members and City staff to review roles, lines of communication, schedule and tasks, research protocol
- Discuss City goals and vision for the project that include initial thoughts on economic development programs
- Identify, collect, and review relevant documents and data, such as background information, prior market studies, feasibility or technical studies, plans, internal projections, any case study with specific data available to the city, etc. Specifically, AECOM will review the 2019 Knight Frank Workforce report, the 2018 Specific Plan Market Study and targeted CoStar and retail leakage data that the City currently utilizes in decision making processes.
- Tour the I-205 Commercial Corridor, Downtown, West Valley Mall, International Park of Commerce, Tracy municipal airport, and other key commercial/industrial and tourist areas to the extent possible
- Identify key stakeholders (e.g., businesses, landowners, residents, public officials, educational institutions) for an outreach strategy to inform economic development strategies. The goal of these interviews will be to understand broad economic challenges and opportunities facing key commercial areas of Tracy, ideas for future development plans.
- Discuss West Valley Mall, Downtown, and local economic development trends and tourism goals with City staff, including the pre-COVID and COVID-19 development context.
- Confirm the boundaries for key commercial, industrial, agricultural, and residential areas of interest

The outcome of this meeting would be to confirm project scope and goals, schedule, data needs, stakeholder identification, and site visit. Key deliverable will be a finalized scope, schedule and data request memo.

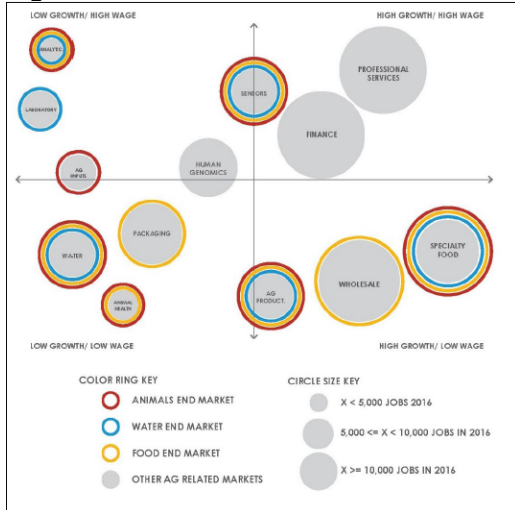
Task 1. Industry Cluster & Head-of-Household Job Analysis

Month 1

To gain a comprehensive understanding of regional and local economic dynamics to inform our approach, the AECOM team will conduct the following:

1. Using AECOM's Job Cluster Tool, we will calculate location quotients to identify changes in established and emerging industry clusters before and after the start of the COVID-19 pandemic to gain an in-depth understanding of key industries to target, including those that provide 21st century head-of-household jobs. This analysis will help update some of the key findings from the 2011 study which identified Medical Equipment, Ag Biotech, Renewable, and Advanced Manufacturing as target clusters. Our intended approach will reconcile industry cluster strengths and weaknesses across Tracy and San Joaquin Valley in context with available infrastructure (interstates, class 1 rail lines, water, and sewer) to clarify opportunities for tradable sectors. To clearly discern industry cluster opportunities, we will rely on a data-driven approach to evaluate the historic and current industry and business climate across the study area. Industry employment data at a 6-digit NAICS code level will be aggregated into overarching clusters based on AECOM industry experience to guide the analysis. Within this task we will also identify green jobs.

Figure 1



2. A SWOT analysis based on the analysis in the job cluster tool will be conducted to identify the city's competitive advantage and help inform strategies for future development and business attraction.
3. A high-level assessment of broadband development opportunities that have been presented to the City. AECOM will review the options and give a recommendation on the broadband option best suited for the City's needs.
4. An overall strategy to diversify economic activity and strengthen existing employment clusters informed by the above analyses and that focuses on developing key target areas to promote job growth, shorter commute times, and business activity.

Key deliverables include:

- *A meeting to review industry cluster analysis with client, and to discuss recommendations for desired industries to target. Other meetings with City staff will be held to discuss findings from the SWOT analysis, broadband assessment, and initial review of our proposed strategy to diversify and enhance the economy.*

Task 2. Market & Land Use Assessment
Month 2

In order to inform future land use decisions that can adequately support growth in commercial, industrial, and retail needs, the AECOM team will conduct the following:

1. Analysis of existing land use policies and an assessment of developable land. This includes an analysis of multiple land use scenarios in order to recommend an optimal mix of uses and transit-oriented development (TOD), in both the downtown site and freeway adjacent site that Valley Link has identified as possible station areas.
2. A market analysis to review existing conditions, including vacancies, and project growth of commercial/retail, office/flex-office, and business park/industrial uses.
3. A high-level hospitality demand study to understand and quantify if there is demand for a hotel on an the 100-acre city-owned Chrisman Property site. This study will include a due-diligence review of potential for this hotel to include conference facilities.
4. Identification of opportunity sites for future development that will produce desired jobs and inform business attraction strategies. This approach will be informed by the land use and market analyses, as well as stakeholder interviews and input from city staff, to select sites that are most suitable for target cluster growth aligned with Tracy's economic objectives.

Key deliverables include a summary of our market demand findings with preliminary recommendations for supportable uses based on estimated demand and identified opportunity sites. The summary will also provide best practices and recommendations for reducing commercial vacancy.

Task 3: Stakeholder Interviews
Month 2-3

AECOM will conduct up to five to ten stakeholder interviews to gain a broader perspective as to the current economic situation across the Region. Interview targets will be established in the kick-off meeting and are expected to include:

- **Business Ownership.** Extending across retail, manufacturing, and other sectors to provide private sector insight.

priorities across infrastructure, workforce development, etc.

- **Regional transit agencies.** Focus on regional connections and access to jobs, as well as infrastructure capacity.
- **Transportation Stakeholders.** Companies associated with freight movement, including Class 1 railroads, trucking companies, and third-party logistics providers (3PL's), to understand views regarding the regional transportation system and study area connectivity.
- **Real Estate Investment.** Real estate brokerage and site selection firms, focused on land values, demand drivers, and site availability.
- **Higher Education / Workforce Intermediaries.** Focused on local educational resources, such as the District's STEM program as well as community colleges and universities, with a focus on research and innovation, and workforce development.
- **Community Institutions / Foundations.** Interviews to solicit information on philanthropic priorities, as well as regional opportunities and constraints.
- **Arts Organizations.** To understand the cultural opportunities in Tracy that can lead to creative placemaking or bolstering a tourism framework.

Key deliverable will be a summary of best practices and recommendations related to strategic partnerships between these stakeholders and the City of Tracy.

Task 4. Business Attraction and Retention Strategies Month 4-5

Cities across the world are competing to attract investments and businesses to grow their economies. Successful business attraction strategies showcase the attractiveness of cities and drive the message home to businesses that investment in these cities is key to their own prosperity and long-time success. However, a recent study found that 80% of inquiries from companies seeking information on investment opportunities from cities were never addressed. Failure to develop and implement the right strategies can lead to missed opportunities and result in cities falling behind.

Therefore, strategies to enhance existing business attraction strategies and create new ones will be developed to attract the types of businesses most desired by the city and residents. We will leverage our expertise and experience to build and improve upon current city-led strategies like Think Inside the Triangle and other programs designed to attract and retain businesses in Tracy. To do this, the AECOM team will do the following:

1. Develop a strategy for business retention and attraction in key sectors that is informed by a literature review of best practices and satisfies the specific needs of Tracy's current businesses and emerging industries. We will also review new approaches to business attraction strategies since the beginning of COVID-19, to the extent possible.
2. Assess the effectiveness of business attraction initiatives using tax incentives. Historically Tracy has been aggressive in providing tax incentives to attract businesses, which is similar to the business attraction strategies of other San Joaquin Valley cities. AECOM will review the business attraction strategies of other San Joaquin cities as well as Bay Area cities, which do not provide incentives, to recommend a course of action for the City of Tracy.
3. Address economic leakage by reviewing the City's retail leakage data and reviewing the ownership patterns of West Valley Mall. AECOM will provide a review of best practices related to retail leakage as it relates to fractional ownership in aging mall developments
4. Lead one (1) community workshop that targets the business and property owner communities in order to gain feedback about existing conditions and brainstorm business attraction strategies. These workshops will be advertised/noticed by the City and the venue for the workshops will be arranged by the City. If the workshops are virtual AECOM will work with the City to determine what virtual hosting platform will be utilized.

Key deliverables will include a summary of best practices in business attraction and retention strategies in key innovative sectors an assessment of the effectiveness of existing initiatives, and findings from the leakage analysis. Additionally, one community workshop will be led by AECOM.

Task 5. Workforce Development & Educational Opportunity

Month 6

A recent study by the Public Institute of California found that by 2030 about 40 percent of jobs in the state will require at least a college degree, and the National Association of Manufacturers (NAM) estimates that over 2.1 million manufacturing jobs will go unfulfilled by 2030 due to the lack of a skilled workforce. Thus, the huge demand for a high-skilled and educated workforce is a major reason why innovative industries (e.g., advanced manufacturing, green technology, renewable energy, agtech, medical equipment) produce the most head-of-household jobs relative to more traditional industries. The AECOM team will leverage its experience in this area to help the city develop a sound strategy to enhance educational opportunities and workforce training programs for residents and workers. To do this, AECOM will do the following:

1. Assess existing educational opportunities and partnerships in the city and region to identify gaps and opportunities for partnerships to develop a skilled, workforce
2. Interview industry and educational leaders to assess current capacities and needs of businesses (this may occur in Task 2)
3. Propose a strategy for Tracy to develop strategic partnerships between industry, government, and academia, to meet the demand for a qualified, skilled workforce in high growth, innovative industries and other industries that generate high-wage jobs.

Key deliverables will be a summary of our findings and a strategy that Tracy can implement to develop the next generation of workers and educational/training opportunities.

Task 6. Tourism Development Framework

Month 6

Drawing on our team's expertise and extensive experience in tourism development, we will develop a Tourism Development Framework to provide the City with strategies to help position Tracy as a destination that attracts visitors from the region and elsewhere.

In addition to other strategies, AECOM will explore the option of developing Tracy as an agritourism

destination. San Joaquin County is home to approximately 4,000 farms with an average size of 202 acres and is a top producer of grapes, cherries, corn, meats, and other commodities. At the same time, agritourism is estimated to grow globally by 13.4% CAGR between 2021 and 2027 and reach a market size of \$62.9 billion. An agritourism framework would connect farmers to local businesses in Tracy, and draws tourists seeking educational experiences to learn about and experience local foods and wine, cultural assets and sustainable food production practices. Additionally, AECOM will review the development of wineries in the nearby unincorporated San Joaquin County and surrounding cities and study the potential for a winery and wine tasting room element of the tourism strategy. We will develop a comprehensive tourism framework that can be implemented to achieve these goals, increase the daytime population in Downtown and other key commercial areas, and ultimately increase the city's revenues.

Key deliverable will be a Tourism Development Framework to help build Tracy as a tourist destination and support regional tourism efforts. A specific presentation to City Council of the Tourism Development Framework can be given in this Task, reducing the number of Council presentations in Task 7 to one (1).

Task 7. Final Preparation and Presentation of the Economic Development Strategic Plan

Month 7- 8

In discussion with the Economic Development Division staff and partners, the AECOM team will present a set of specific actions to achieve the city's economic vision in the Economic Development Strategic Plan (EDSP). The plan document will include a list of key performance tracking indicators will be identified to allow City staff and residents to measure the progress and success of EDSP implementation. Lastly, we will provide a set of recommendations for when to update the EDSP (or parts of it), depending on the structure of the plan, progress, and data needs.

AECOM will present the final plan to City Council and will also present to Council one other time as determined by the City.

Key deliverables: Draft and final EDSP document. Two (2) City Council presentations. If the City elects to have a City Council presentation in Task 6 the number of Council presentations in this task.

SECTION 05

Timeline and Budget

The AECOM team proposes to complete this proposed effort within eight months of project inception. Project timing is also dependent on the time taken by the client to review interim deliverables and provide feedback.

Task	Timing	Hours	Budget
Task 0. Project Initiation	Month 1	43	\$8,936
Task 1. Industry Cluster & Head-of-Household Job Analysis	Month 1	96	\$11,765
Task 2. Market and Land Use Assessment	Month 2	168	\$27,362
Task 3. Stakeholder Interviews	Month 2-3	32	\$4,893
Task 4. Business Attraction and Retention Strategies	Month 4-5	178	\$29,324
Task 5. Workforce Development & Educational Opportunity	Month 6	101	\$16,145
Task 6. Tourism Development Framework	Month 6	92	\$18,194
Task 7 Final EDSP Plan and Council Presentations	Month 7-8	197	\$31,746
ODC/Travel	N/A	N/A	\$3,500
Total Estimated Project Cost			\$ 152,000

SECTION 06

Conflict of Interest

AECOM is not aware of any past ongoing or potential conflicts of interest which may result from performing the scope of work required for this Project for the City of Tracy.

Insurance Certificate



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
11/11/2020

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Marsh Risk & Insurance Services CA License #0437153 633 W. Fifth Street, Suite 1200 Los Angeles, CA 90071 Attn: LosAngeles.CertRequest@Marsh.Com CN101348564-STND-GAUE-20-21 11 2020	CONTACT NAME: _____ PHONE (A/C No. Ext): _____ FAX (A/C No.): _____ E-MAIL ADDRESS: _____	
	INSURER(S) AFFORDING COVERAGE NAIC #	
INSURED AECOM AECOM Technical Services, Inc. 3101 Wilson Blvd, Suite 900 Arlington, VA 22201	INSURER A: ACE American Insurance Company 22657	
	INSURER B: N/A N/A	
	INSURER C: Illinois Union Insurance Co 27960	
	INSURER D: N/A N/A	
	INSURER E: _____	
	INSURER F: _____	

COVERAGES **CERTIFICATE NUMBER:** LOS-002514071-01 **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADOL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER: _____ <input type="checkbox"/> AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> NON-OWNED AUTOS ONLY			XXXX	04/01/2020	04/01/2021	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 1,000,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COM/OP AGG \$ 2,000,000 \$ COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
	<input type="checkbox"/> UMBRELLA LIAB <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> DED <input type="checkbox"/> RETENTION \$						EACH OCCURRENCE \$ AGGREGATE \$ \$ PER STATUTE <input type="checkbox"/> OTH-ER <input type="checkbox"/>
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below		N/A				E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$
C	ARCHITECTS & ENG. PROFESSIONAL LIAB.			EON G21654693 005 "CLAIMS MADE"	04/01/2020	04/01/2021	Per Claim/Agg 1,000,000 Defense Included

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
 Re: AECOM Project No: XXXXX; Oracle Customer No: XXXXX

CERTIFICATE HOLDER	CANCELLATION
Example	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE of Marsh Risk & Insurance Services James L. Vogel

Contact

Lucia Fischer

Project Manager

213.593.8206

Lucia.Fischer@aecom.com

CITY OF TRACY
PROFESSIONAL SERVICES AGREEMENT WITH
AECOM Technical Services, Inc (Tracy Economic Development Strategic Plan)

This Professional Services Agreement (**Agreement**) is entered into between the City of Tracy, a municipal corporation (**City**), and AECOM Technical Services, Inc., a California Corporation (**Consultant**). City and Consultant are referred to individually as "Party" and collectively as "Parties."

Recitals

A. City desires to retain Consultant to perform consulting services

B.

*"On January 20, 2022, the City issued a Request for Proposals (RFP) for the Tracy Economic Development Strategic Plan (**Project**). On February 24, 2022 Consultant submitted its proposal for the Project to the City. City has determined that Consultant possesses the skills, experience and certification required to provide the services."*

C. After negotiations between the City and Consultant, the Parties have reached an agreement for the performance of services in accordance with the terms set forth in this Agreement.

D. This Agreement is being executed pursuant to Resolution No. ____ approved by Tracy City Council on _____, 2019.

Now therefore, the Parties mutually agree as follows:

1. Scope of Work. Consultant shall perform the services described in Exhibit "A" attached and incorporated by reference. The services shall be performed by, or under the direct supervision of, Consultant's Authorized Representative: **Christopher Brewer** Consultant shall not replace its Authorized Representative, nor shall Consultant replace any of the personnel listed in Exhibit "A," nor shall Consultant use or replace any subcontractor or subconsultant, without City's prior written consent. A failure to obtain the City's prior written consent for any change or replacement in personnel or subcontractor/subconsultant may result in the termination of this Agreement.

2. Time of Performance. Time is of the essence in the performance of services under this Agreement and the timing requirements set forth shall be strictly adhered to unless otherwise modified in writing in accordance with this Agreement. Consultant shall begin performance, and shall complete all required services no later than the dates set forth in Exhibit "A." Any services for which times for performance are not specified in this Agreement shall be started and completed by Consultant in a reasonably prompt and timely manner based upon the circumstances and direction communicated to the Consultant. Consultant shall submit all requests for time extensions to the City in writing no later than ten days after the start of the condition which purportedly caused the delay, and not later than the date on which performance is due. City shall grant or deny such requests at its sole discretion.

2.1 Term. The term of this Agreement shall begin on May 3, 2022 and end on June 30, 2023 unless terminated in accordance with Section 6. *This Agreement may be extended for*

an additional one year by the City Manager following a written determination that Consultant has satisfactorily met all the requirements of this Agreement.

3. Compensation. City shall pay Consultant on a time and expense basis, at the billing rates set forth in Exhibit "B," attached and incorporated by reference for services performed under this Agreement.

3.1 Not to Exceed Amount. Consultant's total compensation under this Agreement shall not exceed \$152,000. Consultant's billing rates shall cover all costs and expenses for Consultant's performance of this Agreement. No work shall be performed by Consultant in excess of the total compensation amount provided in this section without the City's prior written approval.

3.2 Invoices. Consultant shall submit monthly invoice(s) to the City that describe the services performed, including times, dates, and names of persons performing the services.

3.2.1 If Consultant is providing services in response to a development application, separate invoice(s) must be issued for each application and each invoice shall contain the City's designated development application number.

3.2.2 Consultant's failure to submit invoice(s) in accordance with these requirements may result in the City rejecting said invoice(s) and thereby delaying payment to Consultant.

3.3 Payment. Within 30 days after the City's receipt of invoice(s), City shall make payment to the Consultant based upon the services described on the invoice(s) and approved by the City.

4. Indemnification. Consultant shall, to the fullest extent permitted by law, indemnify, defend (with independent counsel approved by the City), and hold harmless the City from and against any claims arising out of Consultant's performance or failure to comply with obligations under this Agreement, except to the extent caused by the sole, active negligence or willful misconduct of the City.

In this section, "City" means the City, its officials, officers, agents, employees and volunteers; "Consultant" means the Consultant, its employees, agents and subcontractors; "Claims" includes claims, demands, actions, losses, damages, injuries, and liability, direct or indirect (including any and all related costs and expenses) and any allegations of these; and "Arising out of" includes "pertaining to" and "relating to".

(The duty of a "design professional" to indemnify and defend the City is limited to claims that arise out of, pertain to, or relate to the negligence, recklessness or willful misconduct of the design professional, under Civ. Code § 2782.8.)

The provisions of this section survive completion of the services or the termination of this Agreement, and are not limited by the provisions of Section 5 relating to insurance.

5. Insurance. Consultant shall, throughout the duration of this Agreement, maintain insurance to cover Consultant, its agents, representatives, and employees in connection with the performance of services under this Agreement at the minimum levels set forth herein.

5.1 Commercial General Liability (with coverage at least as broad as ISO form CG 00 01 01 96) "per occurrence" coverage shall be maintained in an amount not less than \$4,000,000 general aggregate and \$2,000,000 per occurrence for general liability, bodily injury, personal injury, and property damage.

5.2 Automobile Liability (with coverage at least as broad as ISO form CA 00 01 07 97, for "any auto") "claims made" coverage shall be maintained in an amount not less than \$1,000,000 per accident for bodily injury and property damage.

5.3 Workers' Compensation coverage shall be maintained as required by the State of California.

5.4 Professional Liability “claims made” coverage shall be maintained to cover damages that may be the result of errors, omissions, or negligent acts of Consultant in an amount not less than \$1,000,000 per claim.

5.5 Endorsements. Consultant shall obtain endorsements to the automobile and commercial general liability insurance policies with the following provisions:

5.5.1 The City (including its elected officials, officers, employees, agents, and volunteers) shall be named as an additional “insured.”

5.5.2 For any claims related to this Agreement, Consultant’s coverage shall be primary insurance with respect to the City. Any insurance maintained by the City shall be excess of the Consultant’s insurance and shall not contribute with it.

5.6 Notice of Cancellation. Consultant shall notify the City if the policy is canceled before the expiration date. For the purpose of this notice requirement, any material change in the policy prior to the expiration shall be considered a cancellation. Consultant shall immediately obtain a replacement policy.

5.7 Authorized Insurers. All insurance companies providing coverage to Consultant shall be insurance organizations authorized by the Insurance Commissioner of the State of California to transact the business of insurance in the State of California.

5.8 Insurance Certificate. Consultant shall provide evidence of compliance with the insurance requirements listed above by providing a certificate of insurance and endorsements, in a form satisfactory to the City, before the City signs this Agreement.

5.9 Substitute Certificates. Consultant shall provide a substitute certificate of insurance no later than 30 days prior to the policy expiration date of any insurance policy required by this Agreement.

5.10 Consultant’s Obligation. Maintenance of insurance by the Consultant as specified in this Agreement shall in no way be interpreted as relieving the Consultant of any responsibility whatsoever (including indemnity obligations under this Agreement), and the Consultant may carry, at its own expense, such additional insurance as it deems necessary. Failure to provide or maintain any insurance policies or endorsements required herein may result in the City terminating this Agreement.

6. Termination. The City may terminate this Agreement by giving ten days’ written notice to Consultant. Upon termination, Consultant shall give the City all original documents, including preliminary drafts and supporting documents, prepared by Consultant for this Agreement. The City shall pay Consultant for all services satisfactorily performed in accordance with this Agreement, up to the date notice is given.

7. Dispute Resolution. If any dispute arises between the City and Consultant that cannot be settled after engaging in good faith negotiations, City and Consultant agree to resolve the dispute in accordance with the following:

7.1 Each Party shall designate a senior management or executive level representative to negotiate the dispute;

7.2 The representatives shall attempt, through good faith negotiations, to resolve the dispute by any means within their authority.

7.3 If the issue remains unresolved after fifteen (15) days of good faith negotiations, the Parties shall attempt to resolve the disagreement by negotiations between legal counsel. If the aforementioned process fails, the Parties shall resolve any remaining disputes through mediation to expedite the resolution of the dispute.

7.4 The mediation process shall provide for the selection within fifteen (15) days by both Parties of a disinterested third person as mediator, shall be commenced within thirty (30) days and shall be concluded within fifteen (15) days from the commencement of the mediation.

7.5 The Parties shall equally bear the costs of any third party in any alternative dispute resolution process.

7.6 The dispute resolution process is a material condition to this Agreement and must be exhausted prior to either Party initiating legal action. This dispute resolution process is not intended to nor shall be construed to change the time periods for filing a claim or action specified by Government Code §§ 900 et seq.

8. Ownership of Work. All original documents prepared by Consultant for this Agreement, whether complete or in progress, are the property of the City, and shall be given to the City at the completion of Consultant's services, or upon demand from the City. No such documents shall be revealed or made available by Consultant to any third party without the City's prior written consent.

9. Independent Contractor Status. Consultant is an independent contractor and is solely responsible for the acts of its employees or agents, including any negligent acts or omissions. Consultant is not City's employee and Consultant shall have no authority, express or implied, to act on behalf of the City as an agent, or to bind the City to any obligation, unless the City provides prior written authorization. Consultant is free to work for other entities while under contract with the City. Consultant, and its agents or employees, are not entitled to City benefits.

10. Conflicts of Interest. Consultant (including its employees, agents, and subconsultants) shall not maintain or acquire any direct or indirect interest that conflicts with the performance of this Agreement. If Consultant maintains or acquires such a conflicting interest, the City may terminate any contract (including this Agreement) involving Consultant's conflicting interest.

11. Rebates, Kickbacks, or Other Unlawful Consideration. Consultant warrants that this Agreement was not obtained or secured through rebates, kickbacks, or other unlawful consideration either promised or paid to any City official or employee. For breach of this warranty, City shall have the right, in its sole discretion, to terminate this Agreement without liability; to pay only for the value of the work actually performed; or to deduct from the contract price; or otherwise recover the full amount of such rebate, kickback, or other unlawful consideration.

12. Notices. All notices, demands, or other communications which this Agreement contemplates or authorizes shall be in writing and shall be personally delivered or mailed to the other party to the addresses listed below. Communications shall be deemed to have been given and received on the first to occur of: (1) actual receipt at the address designated below, or (2) three working days after the deposit in the United States Mail of registered or certified mail, sent to the address designated below.

To City:
Michael Nimon
Economic Development Manager
333 Civic Center Plaza
Tracy, CA 95376

To Consultant:
Lucia Fischer
Project Manager
300 South Grand, 10th Floor
Los Angeles, CA 90071

With a copy to:
City Attorney
333 Civic Center Plaza
Tracy, CA 95376

13. Miscellaneous.

13.1 Standard of Care. Unless otherwise specified in this Agreement, the standard of care applicable to Consultant's services will be the degree of skill and diligence ordinarily used by reputable professionals performing in the same or similar time and locality, and under the same or similar circumstances.

13.2 Amendments. This Agreement may not be modified orally or in any manner other than by an agreement in writing signed by both Parties.

13.3 Waivers. Waiver of a breach or default under this Agreement shall not constitute a continuing waiver or a waiver of a subsequent breach of the same or any other provision of this Agreement.

13.4 Assignment and Delegation. Consultant may not assign, transfer or delegate this Agreement or any portion of it without the City's written consent. Any attempt to do so will be void. City's consent to one assignment shall not be deemed to be a consent to any subsequent assignment.

13.5 Jurisdiction and Venue. The interpretation, validity, and enforcement of the Agreement shall be governed by and construed under the laws of the State of California. Any suit, claim, or legal proceeding of any kind related to this Agreement shall be filed and heard in a court of competent jurisdiction in the County of San Joaquin.

13.6 Compliance with the Law. Consultant shall comply with all applicable local, state, and federal laws, whether or not those laws are expressly stated in this Agreement.

13.6.1 Prevailing Wage Laws. Consultant is aware of the requirements of California Labor Code Section 1720, et seq., and 1770, et seq., as well as California Code of Regulations, Title 8, Section 16000, et seq., ("Prevailing Wage Laws"), which require the payment of prevailing wage rates; employment of apprentices (§ 1777.5), certified payroll records (§1776), hours of labor (§1813 and §1815), debarment of contractors and subcontractors (§1777.1) and the performance of other requirements on "public works" and "maintenance" projects. If the services being performed under this Agreement are part of a "public works" or "maintenance" project, as defined in the Prevailing Wage Laws, and if the total compensation is \$1,000 or more, Consultant agrees to fully comply with such Prevailing Wage Laws. These prevailing rates are on file with the City and are available online at <http://www.dir.ca.gov/DLSR>. Consultant shall defend, indemnify and hold the City, its officials, officers, employees and agents, harmless from any and all claims, costs, penalties, or interests arising out of any failure or alleged failure to comply with the Prevailing Wage Laws.

13.6.2 Non-discrimination. Consultant represents and warrants that it is an equal opportunity employer and it shall not discriminate against any subconsultant, employee or applicant for employment because of race, religion, color, national origin, handicap, ancestry, sex or age. Consultant shall also comply with all applicable anti-discrimination federal and state laws, including but not limited to, the California Fair Employment and Housing Act (Gov. Code 12990 (a-f) et seq.).

13.7 Business Entity Status. Consultant is responsible for filing all required documents and/or forms with the California Secretary of State and meeting all requirements of the Franchise Tax Board, to the extent such requirements apply to Consultant. By entering into this Agreement, Consultant represents that it is not a suspended corporation. If Consultant is a suspended corporation at the time it enters this Agreement, City may take steps to have this Agreement declared voidable.

13.8 Business License. Before the City signs this Agreement, Consultant shall obtain a City of Tracy Business License. Consultant shall maintain an active City of Tracy Business License during the term of this Agreement.

13.9 Successors and Assigns. This Agreement shall inure to the benefit of and be binding upon the Parties hereto and their respective successors and assigns.

13.10 Construction of Agreement. Each Party hereto has had an equivalent opportunity to participate in the drafting of this Agreement and/or to consult with legal counsel. Therefore, the usual construction of an agreement against the drafting Party shall not apply hereto.

13.11 Severability. If a term of this Agreement is held invalid by a court of competent jurisdiction, the Agreement shall be construed as not containing that term, and the remainder of this Agreement shall remain in effect.

13.12 Controlling Provisions. In the case of any conflict between the terms of this Agreement and the Exhibits hereto, and Consultant's proposal (if any), the Agreement shall control. In the case of any conflict between the Exhibits hereto and the Consultant's proposal (if any), the Exhibits shall control.

13.13 Entire Agreement. This Agreement and the attached Exhibits comprise the entire integrated understanding between the Parties concerning the services to be performed. This Agreement supersedes all prior negotiations, representations or agreements. All exhibits attached hereto are incorporated by reference herein.

14. Signatures. The individuals executing this Agreement on behalf of Consultant represent and warrant that they have the right, power, legal capacity and authority to enter into and to execute this Agreement on behalf of Consultant.

[SIGNATURES ON FOLLOWING PAGE]

The Parties agree to the full performance of the terms set forth here.

City of Tracy

[Insert name and title of City employee (or Mayor) authorized to sign this particular Agreement.

By: Nancy Diane Young
Title: Mayor
Date: _____

Consultant

[Insert complete legal name of business entity, and business status such as a California corporation,

Christopher D. Brewer

By: Chris Brewer
Title: Vice President, Economics & Advisory
Date: April 5, 2022

Attest:

Federal Employer Tax ID No. 95-2661922

Adrianne Richardson, City Clerk

Approved as to form:

Gregory J. Rubens, Interim City Attorney

Exhibits:

- A Scope of Work, including personnel and time of performance (See Agreement sections 1 and 2.)
- B Compensation (See Agreement section 3.)

EXHIBIT A - Scope of Work

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EXHIBIT B - Compensation

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RESOLUTION 2022-_____

APPROVING THE PROFESSIONAL SERVICES AGREEMENT WITH AECOM TO UPDATE THE CITY'S ECONOMIC DEVELOPMENT STRATEGIC PLAN FOR A NOT-TO-EXCEED AMOUNT OF \$152,000

WHEREAS, City Council directed staff to update the City's Economic Development Strategy, which has not been updated since 2011, and

WHEREAS, The City of Tracy issued Request for Proposals (RFP) on January 20, 2022, and

WHEREAS, The City received two proposals from qualified firms after the deadline on February 24, 2022 to provide required services, and

WHEREAS, Upon extensive review and work scope negotiation, AECOM was chosen as the winning party to lead a set of public engagement and technical efforts to define the City's economic vision, and

WHEREAS, AECOM was found to be the most qualified consultant;

NOW, THEREFORE, BE IT RESOLVED, That the City Council of the City of Tracy, hereby approves the Professional Services Agreement with AECOM to update the City's Economic Development Strategic Plan for a not-to-exceed amount of \$152,000.

* * * * *

The foregoing Resolution 2022-_____ was adopted by the Tracy City Council on the 3rd day of May 2022, by the following vote:

AYES: COUNCIL MEMBERS:
NOES: COUNCIL MEMBERS:
ABSENT: COUNCIL MEMBERS:
ABSTAIN: COUNCIL MEMBERS:

MAYOR

ATTEST:

CITY CLERK

AGENDA ITEM 1.D

REQUEST

APPROVE AMENDMENT NO.1 TO THE PROFESSIONAL SERVICES AGREEMENT WITH KIMLEY-HORN AND ASSOCIATES, INC. TO AMEND THE SCOPE FOR THE CITYWIDE ROAD AND TRANSPORTATION AND BIKEWAYS MASTER PLAN UPDATE CIP 73173 & CIP 78171, AND INCREASE THE COMPENSATION BY AN ADDITIONAL \$136,900, FOR A TOTAL CONTRACT AMOUNT OF \$748,485

EXECUTIVE SUMMARY

This agenda item, with City Council approval, would approve Amendment No.1 to the Professional Services Agreement with Kimley-Horn and Associates, Inc. for Professional Engineering Services for the Citywide Road and Transportation and Bikeways Master Plan Update CIP 73173 & 78171, to amend the scope of services and increase compensation by an additional \$136,900 for a total contract amount of \$748,485.

DISCUSSION

On September 18, 2018, Resolution No. 2018-187 was adopted by Council, approving a Professional Services Agreement (PSA) with Kimley-Horn and Associates, Inc. (Consultant) for the Citywide Road and Transportation and Bikeways Master Plan Update CIP 73173 & CIP 78171, for a total contract amount of \$611,585.

The Citywide Road and Transportation and Bikeways Master Plan update is a planning level document, that will outline existing Master Plan facilities, and upgrades needed to accommodate the traffic that is forecasted to be generated within the City's Sphere of Influence (SOI) under a fully developed condition. The Citywide Road and Transportation and Bikeways Master Plan update will also reflect changes and refinements in roadway infrastructure planning approaches for some areas, and new regulatory requirements that have been adopted at the State and Local level.

In accordance with the California Environmental Quality Act (CEQA) Guidelines, an Initial Study/California Environmental Quality Act Guidelines Section 15183 Analysis and Mitigated Negative Declaration (IS/MND) is being prepared to evaluate potential environmental effects of this Master Plan Update. The Citywide Road and Transportation and Bikeways Master Plan update, along with the supporting CEQA documentation is planned to be adopted by September 2022.

It is required to perform additional tasks under this PSA to accommodate the City's latest Specific Plan cumulative land use assumptions, creation of the traffic model validation report, creation of the VMT banking program and the creation of the Complete Streets Chapter per Caltrans requirement.

The City requested a proposal from the Consultant for the time and materials required to complete the additional tasks. On December 13, 2021, the Consultant submitted its proposal to the City. Staff negotiated with the Consultant to provide professional engineering services on a time and material basis, for an amount not-to-exceed \$136,900.

STRATEGIC PLAN

This agenda item supports the City of Tracy’s Quality of Life Strategic Priority, which is to provide an outstanding quality of life by enhancing the City’s amenities, business mix and services and cultivating connections to promote positive change and progress in our community.

FISCAL IMPACT

The Citywide Road and Transportation and Bikeways Master Plan Update is budgeted under two approved Capital Improvement Projects, CIP 73173 & 78171, with an available balance of \$274,370. There are sufficient funds for Amendment No.1 to the PSA in the not-to-exceed amount of \$136,900.

CIP	Fund	Budget	Expense	Balance
73173	363 - TIMP Traffic	\$ 550,000	\$ 354,121	\$ 195,879
73173	391 - Program Management	\$ 250,000	\$ 171,509	\$ 78,491
78171	241 - TDA	\$ 100,000	\$ 100,000	\$ -
			Total Balance	\$ 274,370

RECOMMENDATION

Staff recommends that City Council, by resolution, approve Amendment No.1 to the PSA with Kimley-Horn and Associates, Inc. to amend the scope for the Citywide Road and Transportation and Bikeways Master Plan Update CIP 73173 & CIP 78171, and increase the compensation by an additional \$136,900, for a total contract amount of \$748,485.

Prepared by: Anju Pillai, PE, Senior Civil Engineer

Reviewed by: Robert Armijo, PE, City Engineer / Assistant Director of Development Services
Karin Schnaider, Finance Director
William Dean, Interim Development Services Director
Midori Lichtwardt, Assistant City Manager

Approved by: Michael Rogers, City Manager

ATTACHMENTS

Attachment A – Amendment No. 1 to PSA with Kimley-Horn and Associates, Inc.

**CITY OF TRACY
AMENDMENT NO. 1 TO
PROFESSIONAL SERVICES AGREEMENT
FOR
CITYWIDE ROAD AND TRANSPORTATION AND BIKEWAYS
MASTER PLAN UPDATE
CIP NOS. 73173 & 78171**

This Amendment No. 1 (**Amendment**) to the Professional Service Agreement for the Citywide Road and Transportation and Bikeways Master Plan Update is entered into between the City of Tracy, a municipal corporation (**City**), and Kimley-Horn and Associates, Inc. City and Consultant are referred to individually as "**Party**" and collectively as "**Parties**."

Recitals

- A.** The City and Consultant entered into a Professional Service Agreement (**Agreement**) for the Citywide Road and Transportation and Bikeways Master Plan Update in the amount not to exceed \$611,585 which was approved by the City Council on September 18, 2018, under Resolution No. 2018-187.
- B.** A contract amendment request is needed to perform additional tasks to accommodate the latest Specific Plan cumulative land use assumptions, creation of the model validation report, creation of the VMT banking program and the creation of the Complete Streets Chapter per Caltrans requirement. The terms and requirements stated on the original contract remain in full force and effort.
- C.** This Amendment is being executed pursuant to Resolution No. _____ approved by Tracy City Council on May 3, 2022.

Now therefore, the Parties mutually agree as follows:

- 1. Incorporation by Reference.** This Amendment incorporates by reference all terms set forth in the Agreement, unless specifically modified by this Amendment. The terms which are not specifically modified by this Amendment will remain in effect.
- 2. Terms of Amendment.**
 - A.** The following language shall be added to Section 1. SCOPE OF SERVICES of the Agreement:

"For services performed pursuant to Exhibit A-1, City shall pay Consultant a not-to-exceed amount of \$136,900 at the billing rates set forth in Exhibit B-1.
 - B.** Exhibit A-1 "Scope of Services," attached hereto shall supplement Exhibit "A" of the Agreement. Consultant is responsible for completing all tasks identified in Exhibits "A" and "A-1."
- 3. Modifications.** This Amendment may not be modified orally or in any manner other than by an agreement in writing signed by both parties, in accordance with the requirements of the Agreement.

4. Severability. If any term of this Amendment is held invalid by a court of competent jurisdiction, the Amendment shall be construed as not containing that term, and the remainder of this Amendment shall remain in effect.


5. Signatures. The individuals executing this Amendment represent and warrant that they have the right, power, legal capacity and authority to enter into and to execute this Amendment. This Amendment shall inure to the benefit of and be binding upon the parties and their respective successors and assigns.

The Parties agree to the full performance of the terms set forth here.

City of Tracy

Kimley-Horn & Associates, Inc.

By: _____
Nancy D. Young

By: 
Frederik Venter, PE# C64621

Title: Mayor
Date: _____

Title: Vice President
Date: 3/8/22

Federal Employer Tax ID No. 56-0885615

Attest:

By: _____
Adrienne Richardson, City Clerk

By: 
Peter Meyerhofer, PE# 68778

Title: Secretary
Date: 3/8/22

Approved as to form:

By: _____
Gregory Rubens, Interim City Attorney

EXHIBIT A-1 – Additional Services

1. **MODEL LAND USE UPDATE:** The Consultant will revise the travel demand model to reflect the latest Specific Plan cumulative land use assumptions as requested by Staff. These changes were brought about review of existing land uses and updates by the developers. The areas that were updated include:
 - a. West Side Ranch Specific Plan area
 - b. Ellis and Avenues Specific Plan area

For the West Side Ranch area, educational land uses were removed, and for Ellis/Avenues, less units were assumed for 2042 conditions. Full buildout was assumed for General Plan conditions. Tracy Hills has assumed to be built out by 2042. Changes in the specific plan areas affect the trip generation, distribution, LOS analysis, and requirements for roadway/bridge/RR Xing widening by 2042. ROW would remain the same for buildout.

2. **MODEL VALIDATION REPORT:** The Consultant will prepare a model validation report for City and Caltrans review. The purpose of this memorandum is to indicate how the model presents accurate baseline and future conditions analysis for the City of Tracy road network. It is not anticipated that this model would be adopted by Caltrans, because the model update did not make changes to the mainline freeway volumes along I580 and I-205. The purpose of this model is to calculate future traffic volumes on the City road network. The model will be coded to assess peak spreading, which is initiated by the congestion on the freeways. The update will also include a review of trip generation for the residential development based on the peak spreading characteristics that would occur. Peak spreading will only be assumed for traffic that travel onto the freeway system, because of the congestion. Traffic on the City street system will not be assigned peak spreading characteristics. The model validation report will be attached in the appendix of the TMP.
3. **VMT ANALYSIS FOR CEQA PURPOSES:** A VMT analysis needs to be conducted for the CEQA analysis for the TMP. This analysis is different from SB 743 thresholds and the City policy but will tier from it. The VMT analysis for CEQA will be conducted for the following Project scenarios:
 - Existing
 - Existing Plus Project (the TMP road network)
 - Horizon year with Horizon year land uses
 - Horizon Year Plus Project (the TMP road network)

It is anticipated that the VMT impacts may be significant, and the SB 743 policy TDM reductions and the VMT Banking Fee program will be used to potentially mitigate the VMT impacts. The analysis will be prepared in a CEQA memorandum and be part of the CEQA analysis for the TMP.

4. **CUMULATIVE CONDITIONS LEVEL OF SERVICE ANALYSIS REVISIONS:** The Consultant will use the updated travel demand model and reanalyze level of service for Horizon Year (Cumulative Conditions) to reflect the latest land use and travel demand model assumptions for the study intersections. The traffic volumes and LOS will be reported. This analysis will include the removal cut through traffic from the City corridors. Goals and measures to achieve this will be added to the TMP.

5. ROADWAY IMPROVEMENT UPDATE REVISIONS: The roadway improvements for the TMP road network will be identified and documented in the TMP document, for use in the TIF calculations. The improvements will include:

- Intersection widening
- Signalization
- RAB's
- Segment widening
- ROW determination

The Consultant will update the required improvements for the TIF Program.

Updates will also be made to bridge and railroad crossing as required by segment widening projects.

6. VMT BANKING FEE PROGRAM: The Consultant will prepare a VMT banking fee program to mitigate VMT impacts. The program will identify bicycle, pedestrian, and transit projects for inclusion in the Banking Fee program. For the infrastructure project, map0ping and cost estimates will be prepared. VMT assigned to the bicycle improvement projects, the pedestrian project will be calculated using NCHRP methodologies, as well as using Big Data. The results of this analysis will result in a fee per VMT reduced by a project.

7. COMPLETE STREETS CHAPTER: The Consultant will prepare a Complete Streets Chapter consistent with Caltrans and State requirements, grant funding applications, and implementation. The chapter will include the following sections:

- Pedestrians
- Bicycles
- Transit
- Streetscape
- Street types and space
- Equity
- Mobility hubs
- Car share
- SRTS
- TDM
- Vision Zero

8. REPORT UPDATES: The Consultant will update the following sections of the report:

- Forecasting
- VMT
- Banking Fees
- LOS
- Improvements
- Cost Estimates
- VMT Banking Fee Program

RESOLUTION 2022-_____

APPROVING AMENDMENT NO.1 TO THE PROFESSIONAL SERVICES AGREEMENT WITH KIMLEY-HORN AND ASSOCIATES, INC. TO AMEND THE SCOPE FOR THE CITYWIDE ROAD AND TRANSPORTATION AND BIKEWAYS MASTER PLAN UPDATE CIP 73173 & CIP 78171, AND INCREASING THE COMPENSATION BY AN ADDITIONAL \$136,900, FOR A TOTAL CONTRACT AMOUNT OF \$748,485

WHEREAS, On September 18, 2018, Resolution No. 2018-187 was adopted by Council, approving a Professional Services Agreement (PSA) with Kimley-Horn and Associates, Inc. (Consultant) for the Citywide Road and Transportation and Bikeways Master Plan Update CIP 73173 & CIP 78171, for a total contract amount of \$611,585, and

WHEREAS, The Citywide Road and Transportation and Bikeways Master Plan update is a planning level document, that will outline existing Master Plan facilities, and upgrades needed to accommodate the traffic that is forecasted to be generated within the City's Sphere of Influence (SOI) under a fully developed condition, and

WHEREAS, It is required to perform additional tasks under this PSA to accommodate the City's latest Specific Plan cumulative land use assumptions, creation of the traffic model validation report, creation of the VMT banking program and the creation of the Complete Streets Chapter per Caltrans requirement, and

WHEREAS, The City requested a proposal from the Consultant for the time and materials required to complete the additional tasks and on December 13, 2021, the Consultant submitted its proposal to the City, and

WHEREAS, Staff negotiated with the Consultant to provide professional engineering services on a time and material basis, for an amount not-to-exceed \$136,900, and

WHEREAS, The Citywide Road and Transportation and Bikeways Master Plan Update is budgeted under two approved Capital Improvement Projects CIP 73173 & 78171, with sufficient funds available for Amendment No.1 to the PSA, in the not-to-exceed amount of \$136,900;

NOW, THEREFORE, BE IT RESOLVED, That the City Council of the City of Tracy, by resolution, hereby approves Amendment No.1 to the PSA with Kimley-Horn and Associates, Inc. to amend the scope for the Citywide Road and Transportation and Bikeways Master Plan Update CIP 73173 & CIP 78171, and increases the compensation by an additional \$136,900 for a total contract amount of \$748,485.

* * * * *

The foregoing Resolution 2022-_____ was passed and adopted by the Tracy City Council on the 3rd day of May 2022, by the following vote:

AYES:	COUNCIL MEMBERS:
NOES:	COUNCIL MEMBERS:
ABSENT:	COUNCIL MEMBERS:
ABSTAIN:	COUNCIL MEMBERS:

MAYOR

ATTEST:

CITY CLERK

AGENDA ITEM 1.E

REQUEST

AUTHORIZE THE ACCEPTANCE OF A \$495,735 GRANT FROM STATE WATER RESOURCES CONTROL BOARD FOR THE CALIFORNIA WASTEWATER ARREARAGE PAYMENT PROGRAM FOR RESIDENTIAL AND COMMERCIAL WASTEWATER ARREARAGES

EXECUTIVE SUMMARY

The State Water Resources Control Board, using Federal American Rescue Act Plan (ARPA) funds, has allocated \$495,735 to the City of Tracy for the California Wastewater Arrearage Program. The funding will provide utility bill relief for residential and commercial wastewater customers' unpaid past due balances that accumulated during the COVID-19 pandemic.

DISCUSSION

The City of Tracy provides utility services including water, wastewater, solid waste, and storm drain services to its citizens. During the COVID-19 pandemic, many utility customers faced hardships making it difficult for them to continue paying their utility bill. As of April 2022, the total dollar amount of utility accounts more than 60 days past due is \$1.5 million. The Finance department has taken steps to assist customers having difficulty paying their utility bill. In June 2020, Council approved the use of \$15,000 for Utility Billing relief to eligible City of Tracy utility customers as a bill credit using Community Development Block Grant (CDBG) CARES Act funding. Those CDBG funds for Utility Billing relief have been exhausted. The Finance Department has also waived late fees, offered the Low-Income Rate Assistance program (LIRA), offered payment plans and paused the disconnection of water for non-payment. In December 2021, City Council authorized the acceptance of California Water Arrearage Program grant funds from the State Water Resources Control Board that provided bill credits to past due residential and commercial drinking water customers. Additionally, on February 1, 2022 City Council appropriated \$760,000 in Federal American Rescue Plan Act (ARPA) funds that also provided bill credits to past due solid waste and storm drain customers.

The City will apply \$481,296 of the grant funding as a bill credit to 1,851 residential and commercial customers' wastewater portion of the utility bills for charges dating March 4, 2020 through June 15, 2021. The remaining \$14,439 will be used for administrative costs associated with administering the program. Upon acceptance of these grant funds, the City will have received and applied over \$1.8 million dollars in utility billing assistance to customers.

California Water Arrearage Program grant funds	(\$686,097)
Solid Waste and Storm Drain Arrearage - ARPA grant funds	(\$760,000)
California Wastewater Arrearage Program grant funds	(\$435,735)
Total Utility Assistance given through bill credit grant programs	\$1,881,832

While these programs have provided some financial relief to the utility customers with past due balances, the bill credits only provide relief for charges incurred through June 15, 2021 and many customers may have a balance remaining due. Customers receiving a bill credit will receive a targeted mailing to notify them of the bill credit and that they will have the option to sign up for a twelve-month payment plan for any remaining past due balance. Customers must sign up for the payment plan within thirty days of being notified of the bill credit to avoid service impacts for unpaid account balances.

STRATEGIC PLAN

This agenda item supports the City of Tracy’s Governance priority, which is to enhance fiscal stability, retain and attract new talent, improve the use of technology; and enhance transparency for the betterment of the Tracy community.

FISCAL IMPACT

The City of Tracy will receive \$495,735 through the California Arrearage Payment Program through the State Water Resources Control Board using Federal American Rescue Plan Act (ARPA) funds.

RECOMMENDATION

Staff recommends that City Council adopt a resolution authorizing the acceptance of a \$495,735 grant from the State Water Resources Control Board for residential and commercial drinking wastewater arrearages.

Prepared by: Sara Cowell, Accounting Manager

Reviewed by: Karin Schnaider, Director of Finance
Midori Lichtwardt, Assistant City Manager

Approved by: Michael Rogers, City Manager

RESOLUTION _____

AUTHORIZING THE ACCEPTANCE OF A \$495,735 GRANT FROM STATE WATER RESOURCES CONTROL BOARD FOR THE CALIFORNIA WASTEWATER ARREARAGE PAYMENT PROGRAM FOR RESIDENTIAL AND COMMERCIAL WASTEWATER CUSTOMER ARREARAGES

WHEREAS, The California Wastewater Arrearage Payment Program was established by the State Water Resource Control Board through Federal American Rescue Plan Act (ARPA) funds to provide funding for residential and commercial wastewater arrearages, and

WHEREAS, The City of Tracy is eligible to receive an allocation in the amount of \$495,735, and

WHEREAS, The City will apply the \$481,296 of the funding to 1,851 residential and commercial customers' wastewater portion of the utility bills past due balances for charges dating March 4, 2020 through June 15, 2021, and

WHEREAS, The City will apply the remaining \$14,439 to be used for administrative costs associated with administering the program, including target mailing to customers with outstanding balances, and

WHEREAS, Staff recommends City Council accept the California Water Payment Arrearage Program grant;

NOW, THEREFORE, BE IT RESOLVED, That the City Council of the City of Tracy hereby accepts the \$495,735 grant award from the State Water Resources Control Board for the California Arrearage Payment Program providing funding through Federal American Rescue Act (ARPA) funds for residential and commercial wastewater arrearages incurred during the COVID-19 bill relief period.

The foregoing Resolution was passed and adopted by the Tracy City Council on the 3rd day of May, 2022, by the following vote:

AYES: COUNCIL MEMBERS:
NOES: COUNCIL MEMBERS:
ABSENT: COUNCIL MEMBERS:
ABSTAIN: COUNCIL MEMBERS:

MAYOR

ATTEST:

CITY CLERK

AGENDA ITEM 1.F

REQUEST

AMEND RESOLUTION No. 2021-196, DATED DECEMBER 21, 2021, TO AUTHORIZE THE DIRECT PURCHASE OF A SIXTY (60) FOOT WIDE BY ONE HUNDRED FIVE (105) FOOT LONG, HIGH TENSION MEMBRANE STRUCTURE FROM SPRUNG INSTANT STRUCTURES, INC., TO BE INSTALLED AS PART OF THE SITE IMPROVEMENTS AT THE TEMPORARY EMERGENCY HOUSING PROJECT, CIP 71112, AT 370 ARBOR AVENUE, FOR A NOT-TO-EXCEED AMOUNT OF \$455,000

EXECUTIVE SUMMARY

The Development Services Capital Improvement Projects Division, in coordination with the City Manager's Office, is finalizing construction documents for the Temporary Emergency Housing Project on Arbor Avenue, CIP 71112 (Project). On December 21, 2021, Council authorized the use of a federal program for purchasing a structure with Resolution No. 2021-196. At the time the Resolution was approved, staff understood that non-federal funding could be used to purchase through the United States General Services Agency, Cooperative Purchasing MAS program. Staff has since learned that only federal grant funds can be used to purchase through the program and that a letter of approval from the federal contracting officer for the funds is required. Staff has not been able to secure the required letter from a federal contracting officer through the federal grant funding sources. Staff requests an amendment to authorize for the purchase of the structure directly from Sprung Instant Structures, Inc. to prevent any delay in acquiring this important component of the new facility.

DISCUSSION

On September 1, 2020, Council authorized the creation of a Capital Improvement Project (CIP) for the Temporary Emergency Housing Project on Arbor Avenue, CIP 71112, to create a safe and dignified facility for residents experiencing homelessness.

The Temporary Emergency Housing Project will require multiple structures for client housing, offices, restrooms, showers, laundry, storage, mechanical equipment, and administrative offices and kitchen facilities.

It was determined in design development that the use of prefabricated structures would best meet the City's goal to expedite the facility occupancy schedule. A steel component building structure was considered, however, lead times for a standard steel building component package was anticipated to take eleven (11) months. Sprung Instant Structures utilizes aluminum structural ribs and bracing components that are kept in stock and a complete structure package can be delivered in about six weeks. The structure has a high-tension membrane interior and exterior skin with an insulation layer in between, that fully encloses the structure and provides energy efficiency as required by California energy codes. The structure package will include doors and windows at the locations required to meet the City's interior design layout.

On December 21, 2021, Council authorized the use of a federal purchasing program for acquisition of a structure through the United States General Services Agency (GSA), Cooperative Purchasing MAS program, from Sprung Instant Structures, Inc. under Resolution No. 2021-196. At the time the Resolution was approved, Staff understood that non-federal funding could be used to purchase through the United States General Services Agency, Cooperative Purchasing MAS program. Staff has since learned that only federal grant funds can be used to purchase through the program and that a letter of approval from the federal contracting officer for the grant funds is required. The Community Development Block Grant (CDBG) Funding, through the Department of Housing and Urban Development (HUD), does not support the use of the GSA purchasing program. Staff has been unable to secure the necessary approval from a federal contracting officer for other federal grant funding sources needed to qualify for the use of the GSA purchasing program. To prevent any delay in delivery of this important component of the new facility, staff is requesting an amendment to Resolution No. 2021-196 authorizing the direct purchase of the structure from the supplier, Sprung Instant Structures, Inc.

STRATEGIC PLAN

This agenda item is consistent with the City Council's adopted 2021-2023 Strategic Priorities, Public Safety Strategy Plan, Goal No. 2, Implementation of the Adopted Homelessness Strategic Plan, Item No. 1, to secure capital funding to construct a Temporary Emergency Housing Facility.

FISCAL IMPACT

Funding for this purchase is included in the project budget of \$4.2M.

RECOMMENDATION

Staff recommends that the City Council, by resolution, amend Resolution No. 2021-196 and authorize the direct purchase from Sprung Instant Structures, Inc. of a sixty-foot wide by one hundred five foot long, high tension membrane structure, associated costs for a Sprung Structures technical consultant and delivery, for a total amount not-to-exceed \$455,000 for site improvements at the Temporary Emergency Housing Project, CIP 71112.

Prepared by: Ilene Macintire, PE, Senior Civil Engineer

Reviewed by: Vanessa Carrera, Assistant to the City Manager
Robert Armijo, PE, City Engineer/Assistant Development Services Director
Karin Schnaider, Finance Director
Bill Dean, Interim Director of Development Services
Midori Lichtwardt, Assistant City Manager

Approved by: Michael Rogers, City Manager

ATTACHMENTS

Attachment A – Resolution No. 2021-196

RESOLUTION 2021-196

AUTHORIZING THE USE OF THE UNITED STATES GENERAL SERVICES ADMINISTRATION COOPERATIVE PURCHASE AGREEMENT WITH SPRUNG INSTANT STRUCTURES, INC. (CONTRACT NO. 47QSWA19D005G0) FOR THE PURCHASE OF PRE-MANUFACTURED SIXTY (60) FOOT WIDE BY ONE HUNDRED FIVE (105) FOOT LONG HIGH-TENSION MEMBRANE STRUCTURE, WITH ASSOCIATED DELIVERY AND TECHNICAL CONSULTANT FEES, IN THE NOT-TO-EXCEED AMOUNT OF \$455,000 FOR INSTALLATION AS PART OF THE TEMPORARY EMERGENCY HOUSING PROJECT, CIP 71112, AT 370 ARBOR AVENUE

WHEREAS, The Development Services Capital Improvement Division is finalizing construction documents for facilities at the Temporary Emergency Housing Project, CIP 71112, at 370 Arbor Avenue (Project). A significant component of the project is a 60'X105' long, high-tension membrane structure to be erected as part of the site improvements that will accommodate living and dormitory spaces for residents, and

WHEREAS, The vendor, Sprung Instant Structures, Inc. has negotiated with United States General Services Agreement - Cooperative Purchasing to establish a contract price for the high-tension membrane structure components that will be erected on site, and by purchasing the structure in advance through the US GSA Agreement, staff expects to minimize the delivery time of structure components to the project site as well as save costs over a traditional site built structure, and

WHEREAS, The City Council, on September 1, 2020, authorized the creation of a Capital Improvement Project, the Temporary Emergency Housing Project, CIP 71112, and adequate funding is available in the project, and

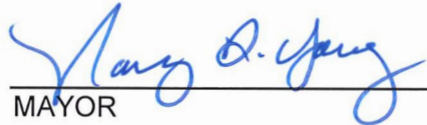
WHEREAS, The Development Services Capital Improvement Division and the City Manager's Office, plan to secure bids for construction of the Temporary Emergency Housing Project site improvement, by the end of January 2022, and will return to Council to award the construction contract;

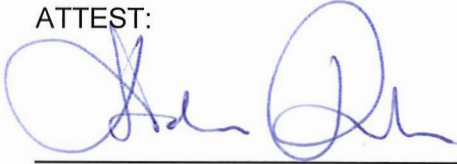
NOW, THEREFORE, BE IT RESOLVED, That the City Council of the City of Tracy hereby approves, via resolution, the purchase of a 60' wide x105' long, high tension membrane structure package, associated delivery and technical consultant fees, in the amount of \$455,000 to be installed as part of the Temporary Emergency Housing Project, CIP 71112, at 379 Arbor Avenue.

Description	Qty.	Unit Cost	Total	Reason for Award
60'x105' long high-tension membrane structure	1	\$358,500	\$358,500	Authorization to purchase through US GSA Cooperative Purchasing Agreement
Delivery and Technical Consultant Fee		\$30,750	\$30,700	
CA Sales Tax (8.25%)		\$30,587	\$30,587	
Contingency (10%)		\$35,213	\$35,213	
		Total	\$455,000	

The foregoing Resolution 2021-196 was adopted by the Tracy City Council on the 21st day of December 2021, by the following vote:

AYES:	COUNCIL MEMBERS: ARRIOLA, BEDOLLA, DAVIS, VARGAS, YOUNG
NOES:	COUNCIL MEMBERS: NONE
ABSENT:	COUNCIL MEMBERS: NONE
ABSTAIN:	COUNCIL MEMBERS: NONE


MAYOR

ATTEST:

CITY CLERK

RESOLUTION 2022-_____

AMENDING RESOLUTION No. 2021-196, DATED DECEMBER 21, 2021, AUTHORIZING THE DIRECT PURCHASE OF A SIXTY (60) FOOT WIDE BY ONE HUNDRED FIVE (105) FOOT LONG, HIGH TENSION MEMBRANE STRUCTURE FROM SPRUNG INSTANT STRUCTURES, INC., TO BE INSTALLED AS PART OF THE SITE IMPROVEMENTS AT THE TEMPORARY EMERGENCY HOUSING PROJECT, CIP 71112, AT 370 ARBOR AVENUE, FOR A NOT-TO-EXCEED AMOUNT OF \$455,000

WHEREAS, On December 21, 2021, under Resolution No. 2021-196, City Council authorized the use of a federal purchasing program to acquire a 60'X105' long, high-tension membrane structure from Sprung Instant Structures, Inc. to be erected as part of the site improvements that will accommodate living and dormitory spaces for residents, and

WHEREAS, The United States General Services Agency, Cooperative Purchasing MAS purchasing program requires the use of federal grant funds and authorization of a federal contracting officer to utilize the program, and

WHEREAS, The Community Development Block Grant (CDBG) Funding, through the Department of Housing and Urban Development (HUD), does not support the use of the GSA purchasing program based on HUD procurement policies and guidelines, and

WHEREAS, The acquisition of the Sprung Structure is a critical component of the improvements for the Temporary Emergency Housing Facility Project (Project), and

WHEREAS, Staff now requests an amendment to Resolution No. 2021-196 to authorize the direct purchase of the structure from Sprung Instant Structures, Inc, to avoid any delay in acquisition of the structure and impacts to the Project timeline;

NOW, THEREFORE, BE IT RESOLVED, That the City Council of the City of Tracy hereby approves an amendment to Resolution No. 2021-196 for the direct purchase of a 60' wide x 105' long, high tension membrane structure package, associated delivery and technical consultant fees, from Sprung Instant Structures, Inc. in the not-to-exceed amount of \$455,000 to be installed as part of the Temporary Emergency Housing Project, CIP 71112, at 370 Arbor Avenue.

The foregoing Resolution 2022-_____ was adopted by the Tracy City Council on the 3rd day of May 2022, by the following vote:

AYES: COUNCIL MEMBERS:
NOES: COUNCIL MEMBERS:
ABSENT: COUNCIL MEMBERS:
ABSTAIN: COUNCIL MEMBERS:

MAYOR

ATTEST:

CITY CLERK

AGENDA ITEM 3.A

REQUEST

REVIEW THE TOP THREE (3) NAMES RECOMMENDED BY THE PARKS AND COMMUNITY SERVICES COMMISSION AND SELECT ONE (1) FOR THE NAME OF THE NEW LINEAR PARK IN THE HILLVIEW DEVELOPMENT OF TRACY HILLS

EXECUTIVE SUMMARY

The City Council, Policy D-2 (Resolution No. 2021-013) allows for the selection and approval of names for public buildings, parks, and recreation facilities. The Parks & Recreation Department has coordinated the process for naming of the new linear park in the Hillview Development of Tracy Hills through public input. Following the closing of the public solicitation of names, the top three (3) names (in priority order) chosen by the Parks & Community Service Commission are being recommended to Council for their review and selection of one (1) name for the new linear park.

DISCUSSION

On February 2, 2021 City Council amended guidelines and procedures in Council Policy D-2, Naming of Public Buildings, Parks, and Facilities (Resolution No. 2021-013). These guidelines include policies for consideration of names, procedures that allow for public input and review of applications at a public Parks & Community Services Commission meeting. The top three names (in priority order) from the Parks Commission are then forwarded to City Council for final approval.

On September 2, 2021, the Parks & Community Services Commission approved the Hillview Linear Park conceptual plan. Hillview Linear Park is expected to be a 2.3-acre linear park that features amenities such as a butterfly garden, public art such as wind sculptures, benches, plaza, and half mile long asphalt multipurpose trail. On October 28, 2021, Integral Communities (Developer) submitted a request to initiate the Park Naming Process for this project.

On November 23, 2021, the Parks & Recreation Department initiated the solicitation of names for a new linear park in the Tracy Hills, Hillview Development through the local newspaper (Tracy Press), on social media, on the City of Tracy website, and through an email to stakeholders and community groups. Public solicitation of names was accepted for a period of 30 days. The Parks & Recreation Department processed 11 applications submitted with a total of 7 names proposed for the park.

On March 3, 2022, staff brought this item to the Parks & Community Services Commission to review all 11 applications and 7 park names. Following discussion, Parks Commission is recommending the following names in priority order for City Council's consideration for the new linear park:

- (1) Raymond P. Morelos, Jr. Park
- (2) Gene Birk Park
- (3) Daniel R. Schack Park

All nominees have been invited via email to attend the City Council meeting.

STRATEGIC PLAN

This agenda item supports the City of Tracy's Quality of Life Strategic Priority, which is to provide an outstanding quality of life by enhancing the City's amenities, business mix and services and cultivating connections to promote positive change and progress in our community.

FISCAL IMPACT

A park monument with the Council selected and approved name will be built and placed in the park. There is no direct fiscal impact to the General Fund as the funds are included in the developer's overall park budget.

RECOMMENDATION

Staff recommends the City Council consider the three (3) names recommended by the Parks and Community Services Commission and select one (1) to name the new Linear Park in the Hillview Development of Tracy Hills.

Prepared by: Thien Nguyen, Recreation Services Supervisor

Reviewed by: Jolene Jauregui-Correll, Recreation Services Manager
Brian MacDonald, Parks & Recreation Director
Midori Lichtwardt, Assistant City Manager

Approved by: Michael Rogers, City Manager

ATTACHMENTS

Attachment A - Applications for top three (3) recommendations
Attachment B - Resolution 2021-013 Amending Council Policy D-2, Naming Public Buildings, Parks and Facilities



Think Inside the Triangle™

City of Tracy
Parks & Recreation Department333 Civic Center Plaza
Tracy, CA 95376

(209) 831.6211

NOMINATION FOR NAMING PUBLIC BUILDINGS, PARKS, AND FACILITIES

DATE OF NOMINATION 12/14/2021NOMINATOR: Elisa Morelos Barrera

ADDRESS: _____

PHONE: _____

RECOMMENDED NAME: Raymond P. Morelos, Jr. ParkLOCATION: Tracy Hills,

- | | |
|--|---|
| <input type="checkbox"/> MINI PARK | <input type="checkbox"/> NEIGHBORHOOD PARK |
| <input type="checkbox"/> COMMUNITY PARK | <input checked="" type="checkbox"/> LINEAR PARK |
| <input type="checkbox"/> SPORTS COMPLEX | <input type="checkbox"/> SPECIAL USE PARK |
| <input type="checkbox"/> OPEN SPACE / | <input type="checkbox"/> PUBLIC BUILDING |
| <input type="checkbox"/> CONSERVATION LAND | |
| <input type="checkbox"/> PUBLIC FACILITY | <input type="checkbox"/> OTHER |

IF A FAMILY MEMBER, WHAT IS THE RELATIONSHIP? Daughter

The policy for naming public buildings, parks and facilities is attached. The City of Tracy requests that the nominator review the attached policy and prepare a 1-2 page summary of how the recommended name meets one or more of the considerations listed in items #1-#7 attached. Please be as **complete as possible.**

Example:

- Involvement and Commitment to Community
- Local Clubs and Organizations Served
- Schools Attended
- ^{importance} Significance to City of Tracy
- Why nominating the person ✓

Submit this form and summary via mail to the address below or email directly to: parks@cityoftracy.org

Parks & Recreation Department
Attn: Parks & Recreation Director
333 Civic Center Plaza
Tracy, CA 95376

Dear City of Tracy:

It is with great pleasure that I nominate Raymond "Ray" P. Morelos, Jr. for the naming of the Tracy Hills Park. he has proven to be an excellent man of integrity, honor, respect, dedication and a leader to his community and country. Although he has an extensive resume, many people can attest to his great devoted service. Additionally, he was a mentor to many and a family man.

He is a fourth generation Tracyite. He attended local schools from Kindergarten at West Park, then Senior Elementary to his Freshman year at Tracy High School. He was drafted in 1965 to the Marine Corps for four years, being honorably discharged after serving in Vietnam.

Mr. Morelos served the community on numerous boards. Tracy City Council (first Mexican-American), Sutter Tracy Memorial Hospital Board, Tracy Chamber Board and Board Chair, Council of Governments, Tracy Recreation Commission, Main Street Music, South Side Community Organization Board President, City/School Liaison, Mayor's Gang Task Force, Tracy Hispanic Business Group Co-Founder, served on Budget Committees for Tracy Unified School District, Charter member of the Tracy Latin Athletic Club, Tracy Chamber Mariachi Committee, Tracy City Center Association Board Member, Veterans of Foreign Wars Member, and American Legion Member.

Awards and recognitions: 29 year pin from American Legion, TCCA recognition of downtown restaurant, Tracy Chamber recognition of service, Inductee to the Mexican American Hall of Fame, Assembly Resolution by Assemblymember Calos Villapudua, Certificate of Recognition by the City of Tracy for his passion for public service and dedication to Tracy and its residents.

He also volunteered to coach his daughters softball team and helped Veterans by driving them to nearby VA offices to help them get their earned VA benefits. This is what Ray Morelos hopes his legacy to be: "Setting an example as a Mexican-American whose father taught me to work hard, enjoy what you are doing, strive for perfection and give back to the community and your reward will be self-satisfaction."



Think Inside the Triangle®

City of Tracy
Parks & Recreation Department

333 Civic Center Plaza
Tracy, CA 95376

(209) 831.6200

**NOMINATION FOR NAMING
PUBLIC BUILDINGS, PARKS, AND FACILITIES**

DATE OF NOMINATION 2-21-2021

NOMINATOR: Dorlane Thrasher, Steve Abercrombie, Lori Sparger

ADDRESS: [REDACTED]

PHONE: [REDACTED]

RECOMMENDED NAME: Gene Birk

LOCATION: _____

- | | |
|--|--|
| <input type="checkbox"/> MINI PARK | <input type="checkbox"/> NEIGHBORHOOD PARK |
| <input type="checkbox"/> COMMUNITY PARK | <input type="checkbox"/> LINEAR PARK |
| <input type="checkbox"/> SPORTS COMPLEX | <input type="checkbox"/> SPECIAL USE PARK |
| <input type="checkbox"/> OPEN SPACE / | <input type="checkbox"/> PUBLIC BUILDING |
| <input type="checkbox"/> CONSERVATION LAND | |
| <input type="checkbox"/> PUBLIC FACILITY | <input type="checkbox"/> <small>Tracy Hills Park</small> OTHER |

IF A FAMILY MEMBER, WHAT IS THE RELATIONSHIP? N/A

The policy for naming public buildings, parks and facilities is attached. The City of Tracy requests that the nominator review the attached policy and prepare a 1-2 page summary of how the recommended name meets one or more of the considerations listed in items #1-#7 attached. Please be as **complete as possible**.

Example:

- Involvement and Commitment to Community
- Local Clubs and Organizations Served
- Schools Attended
- Significance to City of Tracy
- Why nominating the person

Submit this form and summary via mail to the address below or email directly to: parks@cityoftracy.org

Parks & Recreation Department
Attn: Parks & Recreation Director
333 Civic Center Plaza
Tracy, CA 95376

There are many reasons Gene Birk is deserving of recognition in the Tracy area. A few known are:

1. Gene co-founded the “Brighter Christmas” of Tracy program and remains involved. Brighter Christmas will celebrate 45 years in 2022. He was chairman of this program, until recently when he passed the torch to Steve Abercrombie. He raises funds to purchase food and toys, and organized the program that gives baskets to approximately 650 families (over 1200 children). This program now also includes providing scholarships to graduating seniors that have volunteered in Brighter Christmas. This has become a year-round task of purchasing, organizing and coordinating since there is no paid staff or clerical help. Gene has been a member and past chairman of Good Samaritan Community Services/San Joaquin County Bank.
2. Gene is an active member of the Tracy Breakfast Lions. He regularly volunteers for all of their fundraising and other activities.
3. Gene is an active member of the Elks and has served many roles within that brotherhood.
4. Gene volunteered with the California Dry Bean Festival committee for nine years overseeing entertainers and assisting Tom Hawkins, Chair.
5. Gene was nominated for the JC Penney Golden Rule Award in 1990 for his unselfish volunteerism.
6. Gene served as the foreman for the Grand Jury for San Joaquin County in 1991-92
7. Gene is a “Friend of the Club” and active supporter of the Boys and Girls Clubs of Tracy.
8. Gene has served as Past President, Vice President and Treasurer of the Sister City Organization. He made goodwill trips to Tracy’s sister city Memuro, Japan. He was also instrumental in setting up a Sister City in the Azores, Portugal, the city of Veles.
9. Gene was the recipient of the 1996 Special Friends of Education award.
10. Gene has served on the City of Tracy Parks and Recreation commission.
11. Gene was the founder of Tracy Savings
12. Gene was a board member for DVI – Duel Vocational Institution
13. Gene is on the Board of Tracy Public Cemetery District

For many years, Gene has been contributing time, money and energy (and his big heart and many tears) to enhance the lives of people of all ages. He has definitely contributed to the Tracy community and deserves to be recognized for his accomplishments; don't you agree

Submitted by Dorlane Thrasher, Steve Abercrombie, Lori Sparger and many others



Think Inside the Triangle™

City of Tracy
Parks & Recreation Department

333 Civic Center Plaza
Tracy, CA 95376

(209) 831.6200

**NOMINATION FOR NAMING
PUBLIC BUILDINGS, PARKS, AND FACILITIES**

DATE OF NOMINATION 12/22/2021

NOMINATOR: Alyssa Wooten
ADDRESS: [REDACTED]
PHONE: [REDACTED]
RECOMMENDED NAME: Daniel R. Schack
LOCATION: Tracy Hills Park

- | | |
|--|---|
| <input type="checkbox"/> MINI PARK | <input checked="" type="checkbox"/> NEIGHBORHOOD PARK |
| <input checked="" type="checkbox"/> COMMUNITY PARK | <input type="checkbox"/> LINEAR PARK |
| <input type="checkbox"/> SPORTS COMPLEX | <input type="checkbox"/> SPECIAL USE PARK |
| <input type="checkbox"/> OPEN SPACE / | <input type="checkbox"/> PUBLIC BUILDING |
| <input type="checkbox"/> CONSERVATION LAND | |
| <input type="checkbox"/> PUBLIC FACILITY | <input type="checkbox"/> OTHER |

IF A FAMILY MEMBER, WHAT IS THE RELATIONSHIP? Daughter

The policy for naming public buildings, parks and facilities is attached. The City of Tracy requests that the nominator review the attached policy and prepare a 1-2 page summary of how the recommended name meets one or more of the considerations listed in items #1-#7 attached. Please be as **complete as possible**.

Example:

- Involvement and Commitment to Community
- Local Clubs and Organizations Served
- Schools Attended
- Significance to City of Tracy
- Why nominating the person

Submit this form and summary via mail to the address below or email directly to: parks@cityoftracy.org

Parks & Recreation Department
Attn: Parks & Recreation Director
333 Civic Center Plaza
Tracy, CA 95376

Daniel R. Schack was born and raised in Tracy. After moving away for college, where he met Cynthia L. Johnson, the two of them moved back to Tracy to raise their family and start their lives. Dan grew up right around the corner from where he now has his business. Dan, our dad, is an integral part of the positive aspects of Tracy and he continues to work selflessly to improve our growing community, to ultimately leave our town a little better today than it was yesterday.

Since 1987, Dan has owned Schack & Company, Inc., a local civil engineering, architecture, and project development firm in downtown Tracy. This office building is not only a place of business, but a hub for many hours of community service and humanitarian work. What most do not know, is there is so much more that Dan gives to the community than is ever seen. As a quick synopsis, he has been honored for the following awards in our Tracy community due his dedication to his family, friends, business, and community.

- 1995 - City of Tracy, Professional of the Year
- 2003 - City of Tracy, Citizen of the Year
- 2004 - Tracy Unified School District, Outstanding Acts of Good Character Award
- 2006 - City of Tracy, Outstanding Acts of Good Character Award
- 2009 - Organization of the Year, Good Sam Community Services (Dan R. Schack, Pres)
- 2010 - Boys & Girls Clubs, Distinguished Service Award
- 2014 - Best of Tracy Engineering Firm, Tracy Press Readers Award
- 2018 - Best of Tracy Engineering/Architectural Firm
- 2019 - City of Tracy, From The Heart Award
- 2019 - Best of Tracy Engineering/Architectural Firm

Dan's dedication started at an early age as a native Tracyite. It has been noted that he is recognized for his valued reputation and commitment to the community. Dan is known by ALL (not an understatement) to be loyal, professional, and understanding of the community as a whole. He values relationships and a good handshake promise.

More notable contributions to our community that I think of when speaking about my father are the Glover/Schack Flu Shot Clinics, Paws 4 Friends Pet Therapy Program, involvement in "Good Samaritan Community Services", "Tracy Friends for Parks, Recreation, & Community Services Foundation", and being the founding President of Tracy City Center Association.

Dan has been the director of the Glover/Schack Flu Shot Program since 2006, more recently partnering with Sutter Tracy Hospital to provide free flu shots to the community. This program was founded, with Dan's mentor Dr. A.R. Glover, to serve those in our community. After Dr. Glover passed, Dan has still committed to this program and promised to carry on Dr. Glover's legacy to continue the clinic for Tracy.

Dan also was the founding chairman and President of Tracy Friends for Parks, Recreation and Community Services Foundation (a non-profit organization) since 2010. This program promotes the social, cultural, and leisure needs of the residents of Tracy. Furthermore, it provides scholarship opportunities for Tracy youth, provides funding for special projects, enhances programs, activities, and events that are offered by the City Parks and Recreation Department of Tracy.

In 2010, Dan founded and served as the President of Tracy City Center Association (TCCA), and currently serves as the Vice President. As mentioned on their website, TCCA's goal is to support public improvements for business and property owners within the TCCA district and downtown Tracy. TCCA organizes and puts on events in downtown Tracy such as the local farmer's markets, Wine Strolls, community parades, and also facilitates public improvements to our downtown. Without a doubt, this organization has positively transformed our city's Downtown and we are proud that our father was an integral part of that development.

As a way to continue building capacity from within, Dan provides job shadowing and mentorship for high school aged students at Kimball High School, West High School, Millennium High School, and Tracy High School. Students come into the office to learn the trade of owning a business and the aspects of his engineering firm. Furthermore, Dan speaks at career events to inspire others and has done so for the past fifteen years, alongside housing approximately 10 students at Schack and Company each year.

Dan has served as the Chairman of Good Samaritan Community Services (non profit) since 1998. Good Sam is specifically focused on supporting the poor, underprivileged, distressed, and elderly members of Tracy. Additionally, the group fosters and sponsors local organizations on their quest to develop their own organization into a full fledged 501c3 organization. Some of the more notable Tracy organizations who got their start through Good Sam include Case for Kids, D.A.R.E., Tracy Firefighters Charity, Tracy Senior Association, Tracy Repertory Theatre, Habitat for Humanity Tracy chapter, Noah's Ark, and so many more.

Many people that know Dan, or Danny as he was known as an adolescent, know his love for animals, especially his love for his three Bernese Mountain Dogs: Braemar, Rio, and Nico. Dan became a member of the Paws 4 Friends Pet Therapy Program in 2006 in which his dogs became certified to provide comfort visits to schools, elder care facilities, VA hospitals, library visits, and reading opportunities for students with special needs. This was a special opportunity for Dan and he took a lot of pride in making others smile. He often mentions that the reluctant readers often found strength in

reading to his dogs. Much of the community service he still participates in is for animals, which is a special way of feeding his own soul.

It is difficult to put into a short summary all of the accomplishments of Daniel R. Schack. He has and continues to put others before himself and does so without others often knowing. To have his name at a park in the Tracy community would be a respected reminder that good things do happen to great people. Your consideration for this nomination is much appreciated. And we are most certain that his Tracy-raised young grandkids will surely love seeing their Papa's name at a place they can smile, dance, and play at.

RESOLUTION 2021-013

AMENDING COUNCIL POLICY D-2, NAMING PUBLIC BUILDINGS, PARKS AND FACILITIES

WHEREAS, On June 4, 2019, the City Council directed staff to review and revise Council Policy D-2 regarding the naming of public buildings, parks and facilities, and

WHEREAS, On December 5, 2019, the Parks and Community Services Commission discussed the need to amend Council Policy D-2 to include additional criteria, and

WHEREAS, The Parks and Community Services Commission reviewed, approved, and recommended to the City Council an amendment to Council Policy D-2;

NOW, THEREFORE, BE IT RESOLVED, That the City Council of the City of Tracy hereby adopts the attached amended Council Policy D-2, Naming Public Buildings, Parks and Facilities as recommended by the Parks and Community Services Commission.

BE IT FURTHER RESOLVED, that this resolution rescinds and replaces resolutions 2004-096 and 2017-179.

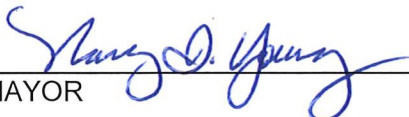
The foregoing Resolution 2021-013 was passed and adopted by the Tracy City Council on the 2nd of February, 2021 by the following vote:

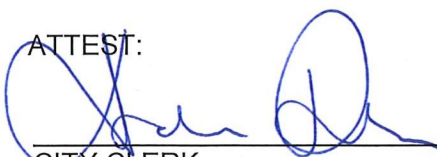
AYES: COUNCIL MEMBERS: ARRIOLA, BEDOLLA, DAVIS, VARGAS, YOUNG

NOES: COUNCIL MEMBERS: NONE

ABSENT: COUNCIL MEMBERS: NONE

ABSTAIN: COUNCIL MEMBERS: NONE

MAYOR 

ATTEST: 
CITY CLERK

Naming Public Buildings, Parks and Recreation Facilities
Policy Number: D-2
Amended by resolution Date: 2/2/21

PURPOSE:

The purpose of this policy is to establish a set of standard procedures and guidelines for the naming of Public Buildings, Parks and Recreation Facilities.

DEFINITIONS:

1. "Public Buildings" are City-owned facilities that house employees or are otherwise used to conduct City business. Buildings may include, but are not limited to, the Civic Center, City Council Chambers, and Police facility. This also includes "Support Facilities" that are City-owned facilities that are used to support field operations. Support facilities may include, but are not limited to, the corporation yard and pump stations.
2. "Parks & Recreation Facilities" are all City parks, community buildings and grounds, athletic facilities, open space areas and other grounds and facilities owned or operated by the City for park, recreation or open space purposes.

POLICY:

Consideration for Names:

1. When named for an individual family or person, strong consideration should be given to:
 - a. The level of involvement and commitment to the Tracy community over a span of years that are sufficient for accomplishments and contributions to have taken place;
 - b. Individuals or families who have been involved in many facets of the community such as through service clubs, civic organizations, school community, multi-cultural events and organizations, elected/appointed positions, military service, church community and non-profit groups; the nature of their involvement should be beyond that done in the normal course of their employment (i.e., voluntary);
 - c. The local significance and relationship of this individual or family to the City of Tracy, or to the parks and recreation systems or programs.
2. Public building, park and facility names should reflect both the current and past heritage and historical significance of the community that is now serviced. Strong consideration should be given to:
 - a. Maintaining names that represent the current and past cultural diversity of the community.
 - b. Any relevant California history that is part of the Tracy community, such as the period covered by the Spanish land grants, Native American tribal history, etc.

3. Park names should reflect the geographical significance of the park site's topography or other natural amenities that exist in or near the park property. Strong consideration should be given to:
 - a. Vistas and view corridors.
 - b. Native plants or trees
 - c. Adjacencies to creeks, streams, open space, hills, etc.
4. Public building, park and facility names should incorporate the functionality of the building, park or facility by simply stating its purpose without further description (for example the "John Smith Community Center"), especially, when a specialized facility may be a part of the park such as sports fields, etc. Special features for the park should be considered in the park name.
5. Consideration should also be given to public building, park and facility names that reflect the geographic location or adjacencies to other City facilities or schools in order to avoid confusion about the geographic location of the building.
6. If a public building, park or facility improvement is acquired or constructed by means of a substantial gift, financial contribution or financial donation by an individual, family or corporation, consideration should be given to recognizing the contribution by incorporating the benefactor's name into the facility name.
7. Rooms within public buildings may be named for individuals who have made exceptional contributions to the community such as:
 - a. The individual must have made a significant contribution to the community which resulted in the improved well-being of the citizens of Tracy.
 - b. The individual must have been involved in Tracy community affairs over a span of years that are sufficient for accomplishments and contributions to have taken place.
 - c. Individuals or families who have been involved in many facets of the community such as through service clubs, civic organizations, school community, multicultural events and organizations, elected/appointed positions, military service, church community and non-profit groups; the nature of their involvement should be beyond that done in the normal course of their employment (i.e., voluntary).
8. If a public building that has previously been named is proposed to have its function be moved, or is proposed for relocation, or demolition, or is destroyed through a natural disaster or other act, the City Council shall be provided an opportunity to name the replacement building.

PROCEDURES:

Parks and Recreation Facilities:

1. The Parks and Community Services Commission shall hold a public meeting that allows for community input and will follow a process for naming parks and recreational facilities that includes:

- a. The Parks and Recreation Director shall receive a naming request from a developer, resident or other interested groups for a new park or new recreational facility.
 - b. Staff will conduct a public solicitation of names (Example: social media & newspapers) for 30 days and submit all names to the Commission for review.
 - c. The Commission shall schedule a regular or special meetings to screen, review, evaluate and prioritize the requests submitted by residents and other interested groups such as developers, the West Side Pioneers, Chamber of Commerce, etc.
 - d. The Commission shall forward the top three names (In priority order) to City Council for final approval.
2. Depending on the special nature, size or location of a park, the Commission may also consider the following ideas for park naming:
 - a. Development of a community-based naming process such as a contest.
 - b. Receive input from an adjacent homeowner's association; receive input from future facility user group as identified through design process.

Public Buildings

1. The City Council will form a sub-committee to review and evaluate requests for naming public buildings from residents, interested groups and staff.
2. The sub-committee will bring forth screened, evaluated and recommended selections for authorization by the full City Council at a regularly scheduled Council meeting.

RESOLUTION _____

APPROVING THE RECOMMENDATION FROM THE PARKS AND COMMUNITY SERVICES COMMISSION AND SELECT ONE (1) NAME FOR THE NEW LINEAR PARK IN THE HILLVIEW DEVELOPMENT

WHEREAS, the City Council approved the new policy for Naming Public Buildings, Parks, and Facilities on February 2, 2021, and

WHEREAS, the naming of a City Park is an important reflection of the City’s partnership with, and recognition of individuals, community-based organizations, or points of interest to the Tracy community; and

WHEREAS, proposed names were solicited through an application process announced through the local press, social media and the City website; and

WHEREAS, eleven (11) applications were submitted with a total of seven (7) names submitted and considered through the guidelines of the Park Naming Policy; and

WHEREAS, the Parks and Community Services Commission met on March 3, 2022, and prioritized the following top three (3) names for consideration at the May 3, 2022, City Council meeting. The following are the names for consideration:

- 1. Raymond P Morelos, Jr. Park
- 2. Gene Birk Park
- 3. Daniel R. Schack Park

NOW, THEREFORE, BE IT RESOLVED, the City Council selected _____ as the final name for the new Linear Park in the Hillview Development of Tracy Hills.

* * * * *

The foregoing Resolution 2022- was adopted by the Tracy City Council on the 3rd day of May, 2022, by the following vote:

AYES:	COUNCIL MEMBERS:
NOES:	COUNCIL MEMBERS:
ABSENT:	COUNCIL MEMBERS:
ABSTAIN:	COUNCIL MEMBERS:

MAYOR

ATTEST:

CITY CLERK



**REVIEW THE TOP THREE (3) NAMES
RECOMMENDED BY THE PARKS AND
COMMUNITY SERVICES COMMISSION AND
SELECT ONE (1) FOR THE NAME OF THE NEW
LINEAR PARK IN THE HILLVIEW DEVELOPMENT
OF TRACY HILLS.**

May 3, 2022



OVERVIEW

- BACKGROUND
- THE PARK
- NOMINATIONS
- DISCUSSION



BACKGROUND

- September 2, 2021
 - Parks Commission approved the Hillview linear park conceptual master plan
- October 28, 2021
 - Developer submitted a request to initiate the Park Naming Process
- November 23, 2021
 - Parks & Rec initiated Park Naming Process
 - 11 applications received with a total of 7 recommended names
- March 3, 2022
 - Parks Commission reviewed and prioritized the top three (3) for recommendation to City Council.



THE PARK



NOMINATIONS

Fall 2021 – Park Naming Process Initiated

- Eleven (11) applications received



List of Park Names Received

- **HILLVIEW PARK**
- **RAYMOND P. MORELOS, JR. PARK**
- **GOUVEIA NEIGHBORHOOD PARK**
- **HAGERTY CITY PARK**
- **GENE BIRK PARK**
- **MICHAEL H. CARTER SR. PARK**
- **DANIEL R. SCHACK PARK**
- **FRANK HAGERTY PARK**



Top Three (3) Names, In Priority Order, Recommended by the Parks & Community Services Commission

1st Recommendation:

RAYMOND P. MORELOS, JR. PARK

2nd Recommendation:

GENE BIRK PARK

3rd Recommendation:

DANIEL R. SCHACK PARK



Think Inside the 'Triangle'

May 3, 2022

AGENDA ITEM 3.B

REQUEST

APPOINTMENT OF CITY COUNCIL SUBCOMMITTEE AND AN ALTERNATE TO INTERVIEW APPLICANTS TO FILL ONE TERM VACANCY ON THE SAN JOAQUIN COUNTY MOSQUITO ABATEMENT DISTRICT BOARD

EXECUTIVE SUMMARY

This item requests that Council appoint two members and an alternate to a subcommittee to interview applicants to fill a term vacancy on the San Joaquin County Mosquito Abatement District Board.

DISCUSSION

On April 22, 2022, the current City of Tracy Representative on the San Joaquin County Mosquito Abatement District Board resigned. A recruitment was opened on April 18, 2022 and will end on May 13, 2022.

In accordance with Resolution No. 2021-200, a two-member subcommittee and an alternate need to be appointed to interview the applicants and make a recommendation to the full Council.

STRATEGIC PLAN

This item is a routine operational item and does not relate to any of the Council's strategic plans.

FISCAL IMPACT

None.

RECOMMENDATION

It is recommended that Council appoint, by motion, a two-member subcommittee and one alternate to interview applicants to fill one term vacancy on the San Joaquin County Mosquito Abatement District Board

Prepared by: Necy Lopez, Deputy City Clerk

Reviewed by: Adrienne Richardson, City Clerk
Midori Lichtwardt, Assistant City Manager

Approved by: Michael Rogers, City Manager

ATTACHMENT

A – Resolution No. 2021-200

RESOLUTION 2021-200

ADOPTING A COUNCIL POLICY ESTABLISHING A SELECTION PROCESS FOR APPOINTMENTS TO CITY ADVISORY BODIES AND REPEALING RESOLUTION NO. 2021-131

WHEREAS, On September 7, 2021, the Tracy City Council adopted Resolution 2021-131 establishing a policy for the selection process for appointments to City advisory Bodies and repealing Resolution 2020-009;

WHEREAS, The current policy states that Council shall appoint two Council Members to serve on a subcommittee to review applications, interview applicants and recommend a candidate for appointment to the board, commission or committee, and

WHEREAS, Council wishes to amend the language of Section 2 (D)(1) to state that Council shall appoint two members *and an alternate* to serve on a subcommittee to review applications, interview applicants and recommend a candidate for appointment to the board, commission or committee.

NOW, THEREFORE BE IT RESOLVED, the City Council of the City of Tracy hereby adopts the Council Policy Establishing a Selection Process for Appointments to City Advisory Bodies, attached as Exhibit A, and thereby repeals and supersedes Resolution No. 2021-131.

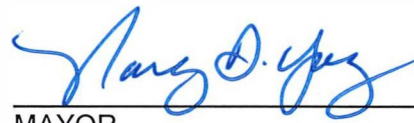
The foregoing Resolution 2021-200 was passed and adopted by the Tracy City Council on the 21st day of December, 2021, by the following vote:

AYES: COUNCIL MEMBERS: ARRIOLA, BEDOLLA, DAVIS, VARGAS, YOUNG


NOES: COUNCIL MEMBERS: NONE

ABSENT: COUNCIL MEMBERS: NONE

ABSTAIN: COUNCIL MEMBERS: NONE



MAYOR

ATTEST:


CITY CLERK

**COUNCIL POLICY ESTABLISHING A SELECTION PROCESS FOR APPOINTMENTS TO
CITY ADVISORY BODIES
(Exhibit "A" to Resolution No. 2021-200)**

SECTION 1: PURPOSE

To establish a selection process for appointments to City advisory bodies including defining residency requirements, in accordance with Government Code sections 54970 et seq.

SECTION 2: SELECTION PROCESS FOR APPOINTEE BODIES

- A. On or before December 31st of each year, the City Clerk shall prepare an appointment list of all regular and ongoing boards, commissions and committees that are appointed by the City Council of the City of Tracy. The list shall contain the following information:
1. A list of all appointee terms which will expire during the next calendar year, with the name of the incumbent appointee, the date of the appointment, the date the term expires and the necessary qualifications for the position.
 2. A list of all boards, commissions and committees whose members serve at the pleasure of the Council and the necessary qualifications of each position.
 3. The list of appointments shall be made available to the public for a reasonable fee that shall not exceed actual cost of production. The Tracy Public Library shall receive a copy of the list.
- B. Whenever a vacancy occurs in any board, commission or committee, whether due to expiration of an appointee's term, resignation, death, termination or other causes, a special notice shall be posted in the office of the City Clerk, The Tracy Public Library, the City website, and in other places as directed within twenty (20) days after the vacancy occurs. Final appointment to the board, commission or committee shall not be made by the City Council for at least ten (10) working days after the posting of the notice in the Clerk's office. If Council finds an emergency exists, the Council may fill the unscheduled vacancy immediately.
- C. Appointments shall be made for the remainder of the term created by the vacancy except as follows:
1. If appointee will fill an un-expired term with six months or less remaining, the appointment shall be deemed to be for the new term.
 2. If the vacancy is filled by an emergency appointment the appointee shall serve only on an acting basis until the final appointment is made pursuant to section 2.
- D. The Council shall use the following selection process to provide an equal opportunity for appointment to a board, commission or committee:

1. Council shall appoint two Council members and an alternate to serve on a subcommittee to review applications, interview applicants and recommend a candidate for appointment to the board, commission or committee.
 2. If the Council subcommittee determines there are multiple qualified candidates, the subcommittee may recommend the Council establish an eligibility list that will be used to fill vacancies that occur in the following twelve (12) months.
 3. At the Council subcommittee's discretion, the chair (or designee) of the board, committee or commission for which a member will be appointed, can participate in the interviews.
- E. An individual already serving on a City of Tracy board, committee or commission may not be appointed to serve on an additional City of Tracy board, committee, or commission concurrently.

SECTION 3: DEFINITION OF RESIDENCY REQUIREMENTS

- A. The following definitions shall be used to determine whether residency requirements are met for boards and commissions to which the Tracy City Council appoints members:
1. Tracy Planning Area means the geographical area defined in the City of Tracy General Plan and any amendments thereto.
 2. City of Tracy means within the city limits of the City of Tracy.
 3. Citizen means a resident of the City of Tracy.
 4. Tracy School District means the geographical area served by the Tracy Unified School District.
 5. Sphere of Influence shall be the geographical area approved by the Local Agency Formation Commission (LAFCo) of San Joaquin County and any amendments thereto.
- B. Residency, as defined above and as set forth in the applicable bylaws for each board or commission, shall be verified annually by the City Clerk. The residency must be verifiable by any of the following means:
1. Voter registration,
 2. Current California Driver's License or Identification,
 3. Utility bill information (phone, water, cable, etc.),
 4. Federal or State tax returns.

C. Members of boards or commissions shall notify the City Clerk in writing within thirty (30) days of any change in residency. If the change in residency results in the board member or commissioner no longer meeting the residency requirements, the member shall tender their resignation to the City Clerk who shall forward it to the City Council.