



CITY OF BANNING STAFF REPORT

TO: CITY COUNCIL

FROM: Douglas Schulze, City Manager

PREPARED BY: Ralph Wright, Parks and Recreation Director
Ralph Wright, Parks and Recreation Director

MEETING DATE: January 14, 2025

SUBJECT: Consideration of Resolution 2025-07, Reprogramming Community Development Block Grant (CDBG) Funds in the Amount of \$268,414 from Fiscal Year 2022/2023 - Sylvan Park improvement Project #2 (\$107,000) AND FY 2023-24 - Sylvan Park Improvement Project #3 (\$161,414) to Lion's Park Project #2 (\$257,414) and Sylvan Park Improvement Project #1 (\$11,000)

RECOMMENDATION:

Adopt Resolution 2025-07.

BACKGROUND:

The City of Banning is a Cooperating City in the Federal Community Development Block Grant (CDBG) Program which is managed by the County of Riverside. Each year, the Federal Government as part of their annual budget allocate funds to the CDBG program. The City is allocated a percentage based on census data and in the fall accepts applications for Public Service and public improvement projects. The City Council review and selects projects and then submits those projects to the County for review and approval. Approximately a year later, the grant agreements are approved and funding is available for selected and approved projects. There is a 15% cap on the available funding to be used for Public Service projects and the majority of the remaining funds have been used for park rehabilitation and ADA improvement projects.

The annual funding available has varied but it is not usually sufficient for completion of large needed park projects and funding has often been requested over multiple years. Additionally, project applications have included small piecemeal park rehabilitation projects that are often tough to secure sufficient responses to Invitation for Bids. The lack of sufficient funding, limited staffing, and small project sizes have led to significant completion delays resulting in timeliness concerns with expenditure of the allocated CDBG funds. The County of Riverside has been put on notice by the Federal Government that they need to spend down their available HUD funding for the program or potential lose future funding or add compliance requirements for funding. Similarly, the County has requested a drawdown plan from participating cities from FY 2023/2024 for funding cycles and all outstanding projects.

The City has completed a drawdown plan for outstanding CDBG projects and as part of the plan includes the reprogramming of two no longer viable CDBG projects:

Reprogramming of Sylvan Park Improvement Projects # 2 & # 3 - Fiscal Year 2022/2023 (CDBG Program 5.BN.58-22) Community Development Block Grant Funds in the amount of \$107,000 and Fiscal Year 2023/2024 (CDBG Program 5.BN.60-23) Community Development Block Grant Funds in the amount of \$161,414.

- Sylvan Park Improvement Project #2 was slotted for the development of a dog park in the southeast corner of Sylvan park and the project was not approved as applicable for CDBG funds.
- Sylvan Park Improvement Project # 3 was a demo of the existing Sylvan Park restroom and the construction and installation of a replacement restroom. The estimated project cost is over \$400,000 and the funding is not sufficient for the completion of the project. Additionally, the restroom replacement funding is planned as part of development condition included with the Banning 98 project.

The funding will be reprogrammed to to Fiscal Year 2021/2022 (CDBG Program 5.BN.53-21) Sylvan Park Improvement Project # 1 in the amount of \$11,000 and to Fiscal Year 2022/2023 (CDBG Program 5.BN.59-22) Lion's Park Project # 2 in the amount of \$257,414. The reprogrammed funds will allow for completion of the CDBG projects, make needed park improvements and allow for the City to become compliant with the CDBG drawdown requirements from the County.

The following is a breakdown of the outstanding existing CDBG funded projects and their completion plan:

5.BN.48-20 - Repplier Park Rehabilitation and Improvement Project – Remaining Funds - \$82,236.13

Project includes tennis court improvements - the replacement of six tennis court main posts, the chain link fence around the tennis court perimeter, and installation of tennis court mid-rail fencing. Additionally, the resurfacing of the tennis courts. Lastly, the project will include the purchase of restroom partitions for the Repplier restrooms to be installed by staff. Project will be completed by June of 2025.

5.BN.51-21 – Lion's Park Project – Remaining funds \$42,965.72

Will be completed with Lion's Park Project # 2

5.BN.52-22 – Roosevelt Williams Park Project – Remaining funds - \$20,400

IFB will be issued for installation of vinyl fencing on the south side of the north parking lot in February – Project completed by May of 2025

5.BN.52-23 – Sylvan Park Improvement Project # 1 – Remaining funds - \$ 123,769.80 plus \$11,000 reprogrammed

Project will include the replacement of the park shelter and replacement amenities as well as the resurfacing of the basketball courts. Purchase of shelter will be completed in February and IFB for installation and resurfacing of courts issued in February – Project completion anticipated in June 2025.

5.BN.59-22 – Lion's Park Project # 2 – Remaining funds - \$104,414 plus reprogrammed funds of \$257,414

This project will be in conjunction with an Integrated Regional Water Management grant will completely replace the dilapidated Lion's Park irrigation system with a non-potable water system and future reclaimed system. Additionally, this project will include the installation of a perimeter sidewalk and vinyl fencing around the North, East and South sides of the park. The total project cost is estimated at \$758,562. The design and construction documents have been completed and IFB will be issued in late spring and the project will begin after the completion of the upcoming Little League season. The project is estimated to completed in the fall of 2025.

Two other outstanding CDBG projects from FY 2024-25 were just given the Notice to Incur Costs approval but are not included in the drawdown timeline request from the County but are included for your information:

5.BN.61-24 – Banning Senior Center ADA Improvement Project - \$43,144

These funds are for the design and construction documents for ADA restroom improvements for the Senior Center Nutrition site restrooms – Quotes are being secured and project will begin in March – Requested Funding from FY 2025/2026 will be used to complete the project and also install AC units and replace the existing kitchen flooring.

5.BN.62.24 – Dysart Park Improvement Project - \$105,000

An RFP will be issued in February for design and construction documents for large grandstand with admin building, restrooms, concessions and meeting space underneath grandstands. Design and construction documents delivered in Fall of 2025.

JUSTIFICATION:

The reprogramming of the CDBG funds will allow for the completion of the Sylvan and Lion's Park CDBG projects and allow for drawdowns within the required timeliness limits meeting the CDBG requirements. Failure to drawdown to the required limits could jeopardize future CDBG funding or timelines.

FISCAL IMPACT:

All funding for the projects listed are grant funded projects and will have no impact on the City's General Fund.

ALTERNATIVES:

Do not adopt the resolution and provide staff with alternate direction.

BUDGETED?:

Yes

CONTRACT/AGREEMENT:

No

ATTACHMENTS:

1. [Resolution 2025-07, CDBG Funding Reprogram.docx](#)
2. [CDBG 10 year Funding Snapshot.pdf](#)
3. [CDBG Reprogram Request letter_January 15, 2025_Draft.doc](#)
4. [Notice of Approved CDBG projects 2021-2022.pdf](#)
5. [Notice of Approved CDBG projects 2022-2023.pdf](#)
6. [Notice of Approved CDBG projects 2023-2024.pdf](#)
7. [City of Banning_CDBG Performance Review Letter_November 8, 2024.pdf](#)