



County of San Mateo

Inter-Departmental Correspondence

Department: COUNTY MANAGER

File #: 21-145

Board Meeting Date: 2/23/2021

Special Notice / Hearing: None
Vote Required: Majority

To: Honorable Board of Supervisors

From: Michael P. Callagy, County Manager

Subject: First Amended and Restated Common Use Agreement for 2500/2510 and 2600 Middlefield Road with the City of Redwood City

RECOMMENDATION:

Adopt a resolution authorizing the President of the Board to execute the First Amended and Restated Common Use Agreement for 2500/2510 and 2600 Middlefield Road between the County of San Mateo and City of Redwood City for an initial term of thirty years.

BACKGROUND:

The County owns the parcel at 2500 Middlefield Road, which is developed with a facility for the Human Services Agency and the Fair Oaks Library Branch. The City of Redwood City owns the adjacent parcel at 2600 Middlefield Road, which houses the Fair Oaks Community Center. In 1995, the City and County entered into a Common Use/Shared Facility License Agreement (the "1995 Agreement") to address the joint use of the parcels, as well as the use, operation, and maintenance of the Fair Oaks Branch Library and related financial obligations. Under the 1995 Agreement, the City operated the Fair Oaks Branch Library and the County, and subsequently the San Mateo County Library Joint Powers Authority ("Library JPA"), paid the City for a certain portion of library operations. The City and County each assumed responsibility for maintaining the parking lots on their respective parcels, while allowing joint use of the parking across both parcels, and the City and County constructed a shared access driveway. The 1995 Agreement also included a number of provisions related to the County's remodeling of its facility to accommodate a library, and cost-sharing with the City related to those improvements.

DISCUSSION:

The City and the Library JPA are negotiating a separate agreement that will result in the Library JPA assuming operational responsibility for the Fair Oaks Branch Library ("Branch Operation Agreement"), such that the provisions of the 1995 Agreement regarding operation of the Fair Oaks Branch Library are no longer needed. The Library JPA board has already approved the Branch Operation Agreement, and the City Council is scheduled to consider the agreement at its February 22, 2021 meeting.

While the Branch Operation Agreement will replace the library operation portions of the 1995 Agreement, the City and County continue to desire to share portions of their parcels for specified uses, including allowing shared parking across both City and County parcels and a shared access driveway. The City and County also wish to continue their existing arrangement with respect to maintenance of the parking lots and landscaped areas.

The First Amended and Restated Common Use Agreement will allow the City and County to continue their existing arrangement with respect to shared parking areas, maintenance, and landscaping. The updated agreement removes all terms from the 1995 Agreement that related to operation of the Fair Oaks Branch Library, related payments, and construction and remodeling provisions that are no longer applicable. These changes are needed to allow the planned transfer of operational responsibilities at the library from the City to the Library JPA. The First Amended and Restated Common Use Agreement would have an initial 30-year term. The agreement would automatically extend for a subsequent 30-year term, unless either the City or the County chooses to opt out prior to the extension.

FISCAL IMPACT:

The First Amended and Restated Common Use Agreement does not require commitment of County funds. Ongoing maintenance costs associated with Fair Oaks Library Branch are the subject of ongoing discussions between the County and Library JPA.