



**REPORT TO COUNCIL AND
REDEVELOPMENT AGENCY**

8

City of Sacramento

915 I Street, Sacramento, CA 95814-2671

www.CityofSacramento.org

Consent

January 18, 2011

**Honorable Mayor and Members of the City Council
Honorable Chair and Members of the Redevelopment Agency**

Title: Ordinances Amending Redevelopment Plans to Eliminate Time Limits to Incur Debt

Location/Council District: Alkali Flat Redevelopment Area (Districts 1 and 3), Auburn Boulevard Redevelopment Area (District 2), Oak Park and Franklin Boulevard Redevelopment Areas (District 5), and North Sacramento Redevelopment Area (Districts 2 and 3)

Recommendation: 1) Review Ordinances eliminating the time limit to incur debt for the Alkali Flat, Auburn Boulevard, Franklin Boulevard, North Sacramento, and Oak Park Redevelopment Project Areas pursuant to California Community Redevelopment Law, Health and Safety Code Section 33333.6 and 2) pass for publication the Ordinance titles as required by Sacramento City Charter 32 (c) to be adopted January 25, 2011

Contact: Chris Pahule, Assistant Director, Housing and Community Development, 440-1350; Celia Yniguez, Program Manager, 449-6255

Presenters: None

Department: Sacramento Housing and Redevelopment Agency

Description/Analysis

Issue: The indebtedness time limits for the Alkali Flat, Auburn Boulevard, Franklin Boulevard, North Sacramento and Oak Park Redevelopment Project Areas will expire in the next three years. This time limit affects the ability to issue new bonds and limits the incurrence of debt in any form. If the Agency does not amend these time limits, it will be restricted to refinancing existing bond debt, and will be unable to undertake new redevelopment initiatives. Per Community Redevelopment Law ("CRL"), redevelopment activities must be documented as debt.

In 1993, CRL was amended pursuant to AB 1290 and required that redevelopment plans contain a time limit to incur debt. Senate Bill 211 enacted in 2001 allows redevelopment agencies to eliminate the time limit to incur debt by adopting an ordinance if an Independent Redevelopment Consultant Report determines that the proposed amendment will not materially reduce tax increment allocations. The redevelopment effectiveness date would become the new indebtedness time limit. The current indebtedness time limits and effectiveness dates for the five Redevelopment Areas are as follows:

<u>Redevelopment Area</u>	<u>Indebtedness Time Limit</u>	<u>Effectiveness Date</u>
Alkali Flat	February 9, 2012	February 9, 2015
Auburn Boulevard	October 12, 2012	October 12, 2028
Franklin Boulevard	December 13, 2013	December 13, 2029
North Sacramento	June 29, 2012	June 29, 2028
Oak Park	May 29, 2013	May 29, 2016

The attached ordinances propose to amend the five redevelopment area plans by eliminating the last date to incur debt and allowing the new date to be the redevelopment area effectiveness date.

Policy Considerations: The recommended action is consistent with the respective 2009-2014 Implementation Plans and Redevelopment Plans for each redevelopment area. This action will allow the Agency to continue to pursue approved work plans and redevelopment activities that eliminate blight. The proposed action does not change or modify existing policy in any manner. As required by Sacramento City Charter Code 32, the ordinances were presented to the Law and Legislative Committee of the City Council on November 4, 2010.

Environmental Considerations:

California Environmental Quality Act (CEQA): Redevelopment Plans were previously analyzed in accordance with the California Environmental Quality Act (CEQA) and Environmental Impact Reports were prepared and certified for each Plan. The actions pertaining to the elimination of time limits to incur debt are in furtherance of the previously approved plans and do not constitute substantive changes or new information of substantial importance to the approved plan. Therefore, the proposed plan amendments do not require further environmental review, pursuant to CEQA Guidelines Sections 15162 and 15163.

Sustainability Considerations: The contents of this staff report are consistent with the goals, policies and targets of the 2030 General Plan. If approved, this action will advance energy independence by improving energy efficiency and replacing or renovating obsolete energy or resources, inefficient infrastructure (buildings, facilities, systems, etc.) and assist in fostering public involvement and personal responsibility.

Committee/Commission Action: The respective Redevelopment Advisory Committees and business associations in each redevelopment area were consulted and have been kept apprised of proposed plan amendments.

Sacramento Housing and Redevelopment Commission: At its meeting on November 3, 2010, the Sacramento Housing and Redevelopment Commission considered the staff recommendation for this item. The votes were as follows:

AYES: Burruss, Chan, Fowler, Gore, Johnson, Morgan, Morton. Rosa, Otto, Shah, Stivers

NOES: None

ABSENT: None

Rationale for Recommendation: The Indebtedness Time Limit for the Alkali Flat, Auburn Boulevard, Franklin Boulevard, North Sacramento and Oak Park Redevelopment Areas will expire in the near term necessitating that the redevelopment plans be amended if the Agency proposes to incur additional debt. If the Agency does not proceed with the proposed amendments, it will be restricted to refinancing existing bond debt only, and will be unable to undertake new redevelopment initiatives since all activities must be documented as debt. Further, an Independent Redevelopment Consultant Report determined that the proposed amendments do not impact the debt coverage for the existing area bonds and that tax increment allocations will not be materially reduced.

Financial Considerations: As required under CRL, an Independent Redevelopment Consultant analyzed the financial impact of the proposed amendments. The results are contained in two separate reports: 1) City of Sacramento Redevelopment Project Areas: Alkali Flat, Oak Park and North Sacramento and 2) Joint City and County of Sacramento Redevelopment Project Areas: Auburn and Franklin. Both Reports are on file with the Agency Clerk. In some cases, the proposed amendment will trigger mandatory tax increment sharing ("pass through") payments to local taxing entities pursuant to AB 1290. The financial impact of the new pass through payments on tax increment and the impact to existing debt coverage were analyzed. A summary of the reports follows:

Alkali Flat, North Sacramento and Oak Park Redevelopment Areas

The Agency previously amended the Alkali Flat and Oak Park Redevelopment Areas to extend the time limit to incur debt, thus pass through payments pursuant to AB 1290 have already been triggered. Therefore, the proposed amendments will have no additional impacts on these two project areas. Additionally, the debt service coverage evaluation identified no impacts. The North Sacramento Redevelopment Area has four existing pass through payment agreements and the proposed amendment would trigger three new payments. North Sacramento tax increment revenue will not be materially reduced by the proposed amendment.

Auburn Boulevard and Franklin Boulevard Redevelopment Areas

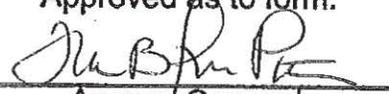
Since the Auburn Boulevard and Franklin Boulevard Redevelopment Areas were adopted prior to the enactment of AB 1290 in 1994, they are not subject to mandatory pass through payments. Instead, both project areas have negotiated pass through agreements with several taxing entities within their respective project areas. The removal of the time limit to incur debt will trigger additional pass through payments for only those taxing entities within the project areas for which a negotiated pass through agreement is not already in place. The Agency would begin making additional pass through payments in 2013 for Auburn Boulevard and 2014 for Franklin Boulevard. The consultant report concluded that the tax increment revenue collected by the Agency will not be materially reduced by the additional pass through payments and that the Agency should proceed with the amendment which will allow redevelopment activities to continue through the end of the redevelopment plan.

M/WBE Considerations: The activities recommended in this report have no M/WBE impact; therefore, M/WBE considerations do not apply.

Respectfully Submitted by: 
 LA SHELLE DOZIER
 Executive Director

Recommendation Approved:


 GUS VINA
 Interim City Manager

Approved as to form:

 Agency Counsel

APPROVED AS TO FORM:

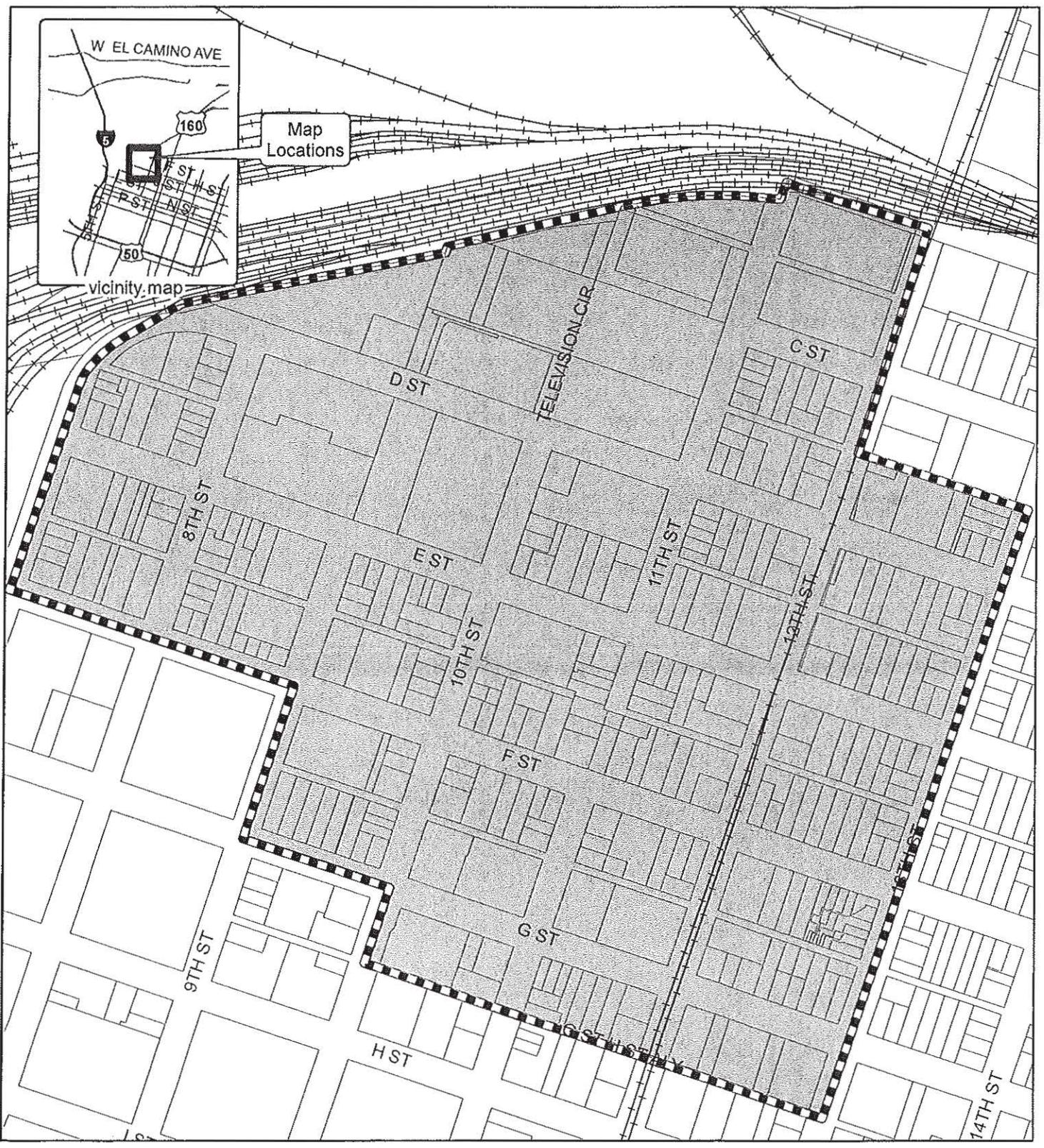
 CITY AT-LARGE

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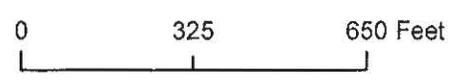


Alkali Flat Redevelopment Area



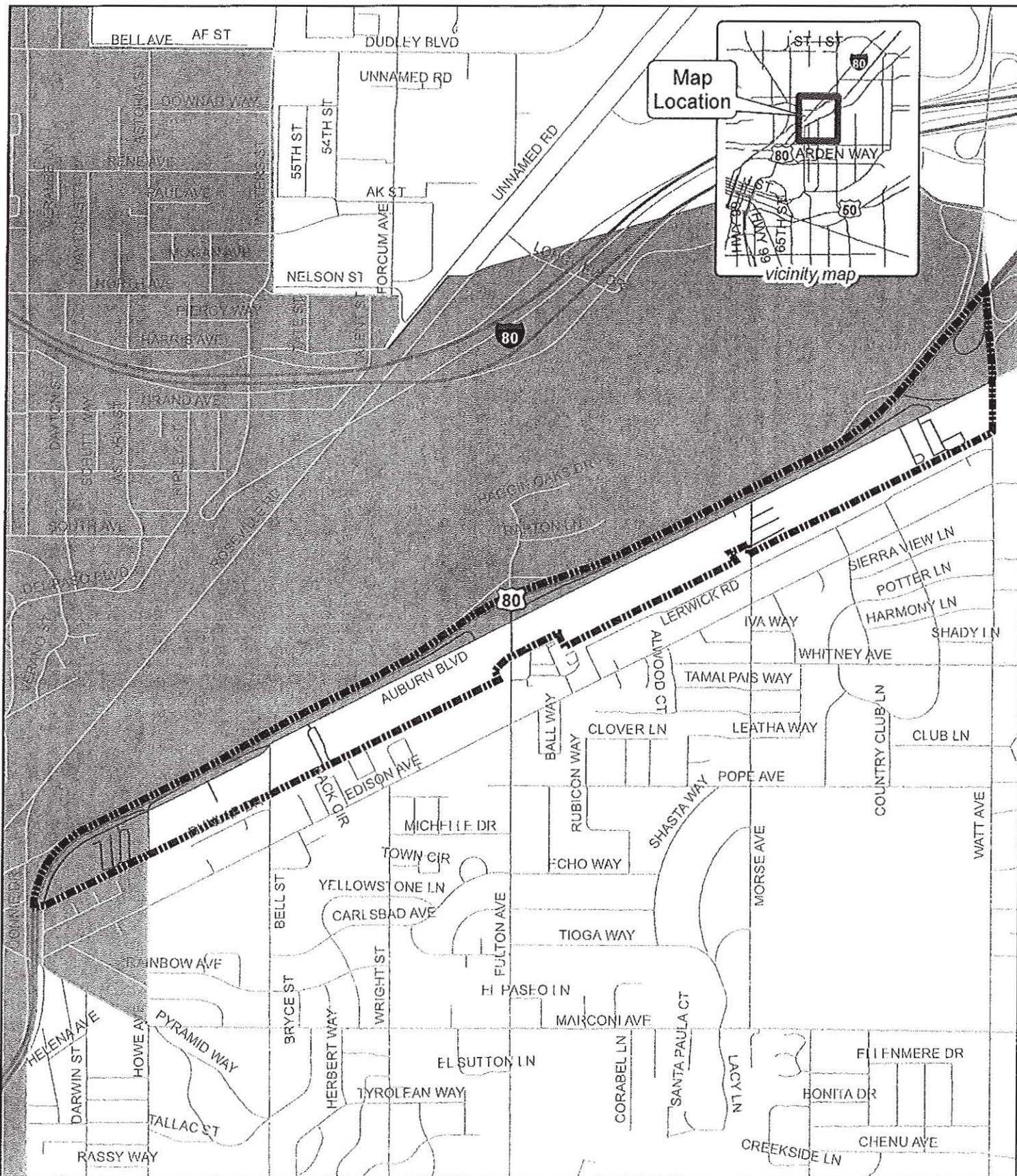
Map Locations

-  Alkali Flat Redevelopment Area
-  Railway

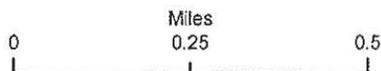


SHRA GIS
October 4, 2010

Auburn Boulevard Redevelopment Area



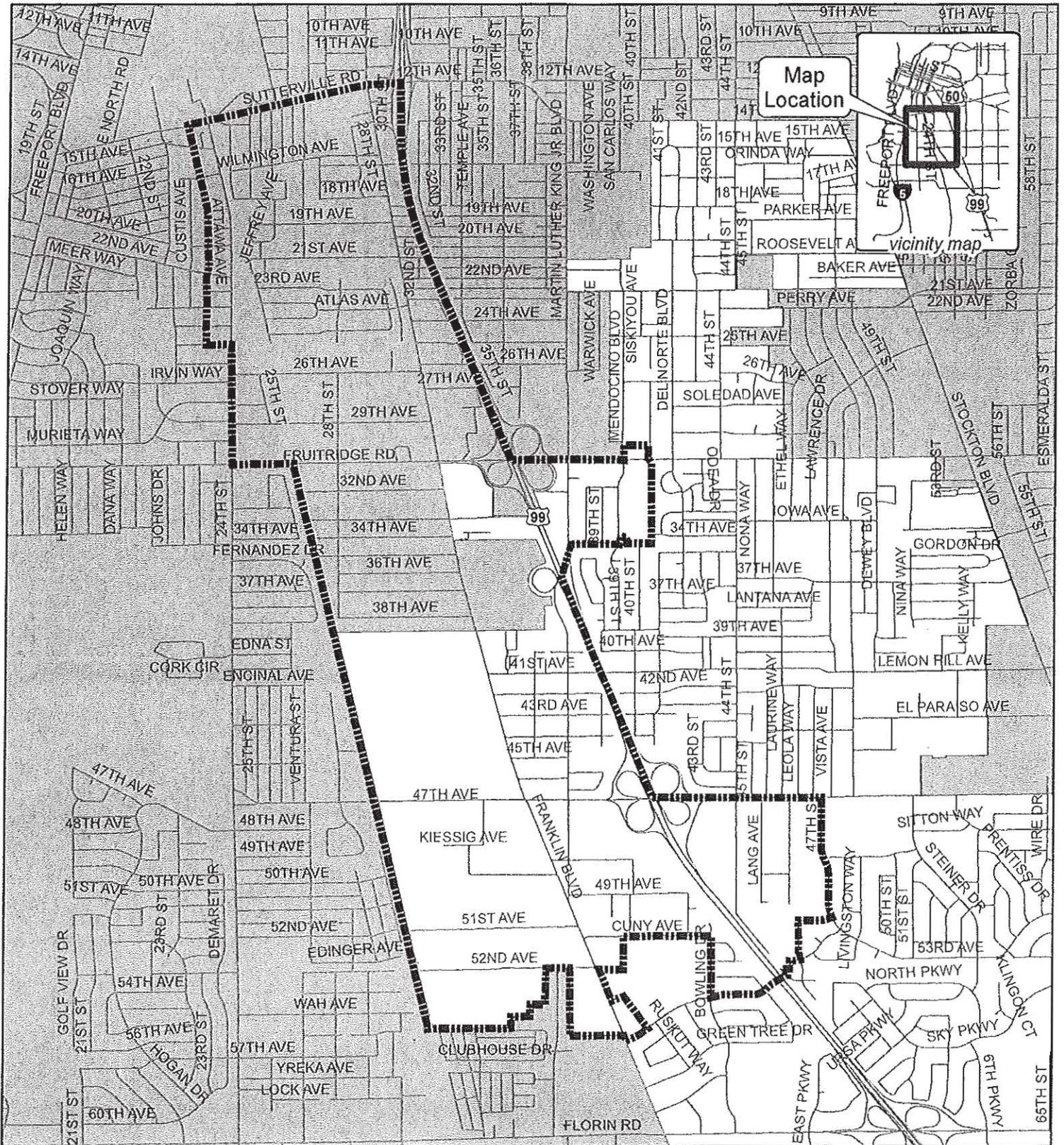
 Auburn Boulevard Redevelopment Area
 City of Sacramento



SHRA GIS
 October 4, 2010



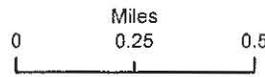
Franklin Boulevard Redevelopment Area



Franklin Boulevard Redevelopment Area



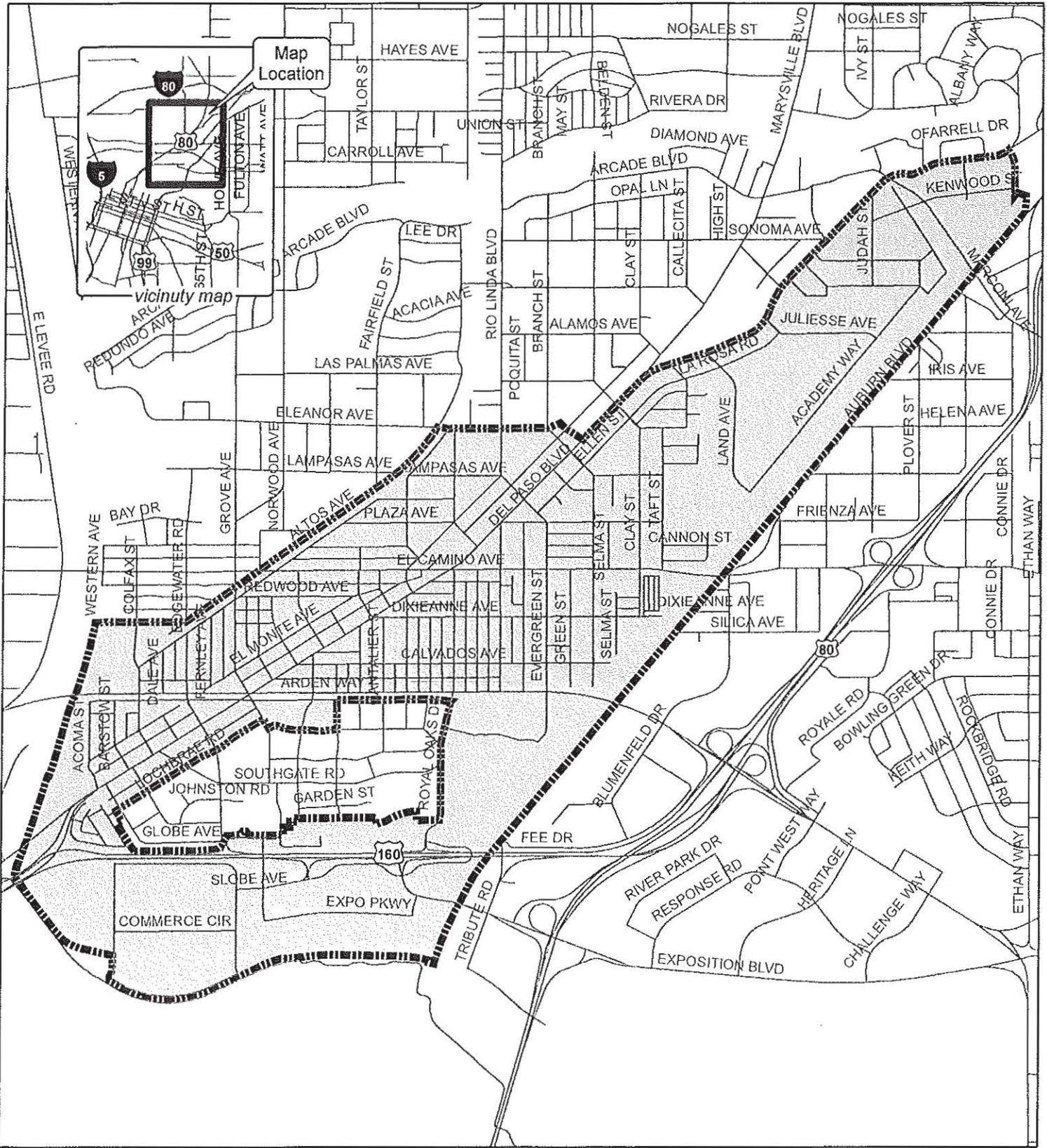
City of Sacramento



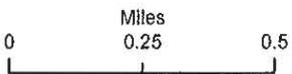
SHRA GIS
October 4, 2010



North Sacramento Redevelopment Area



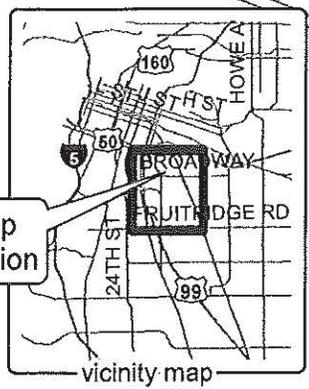
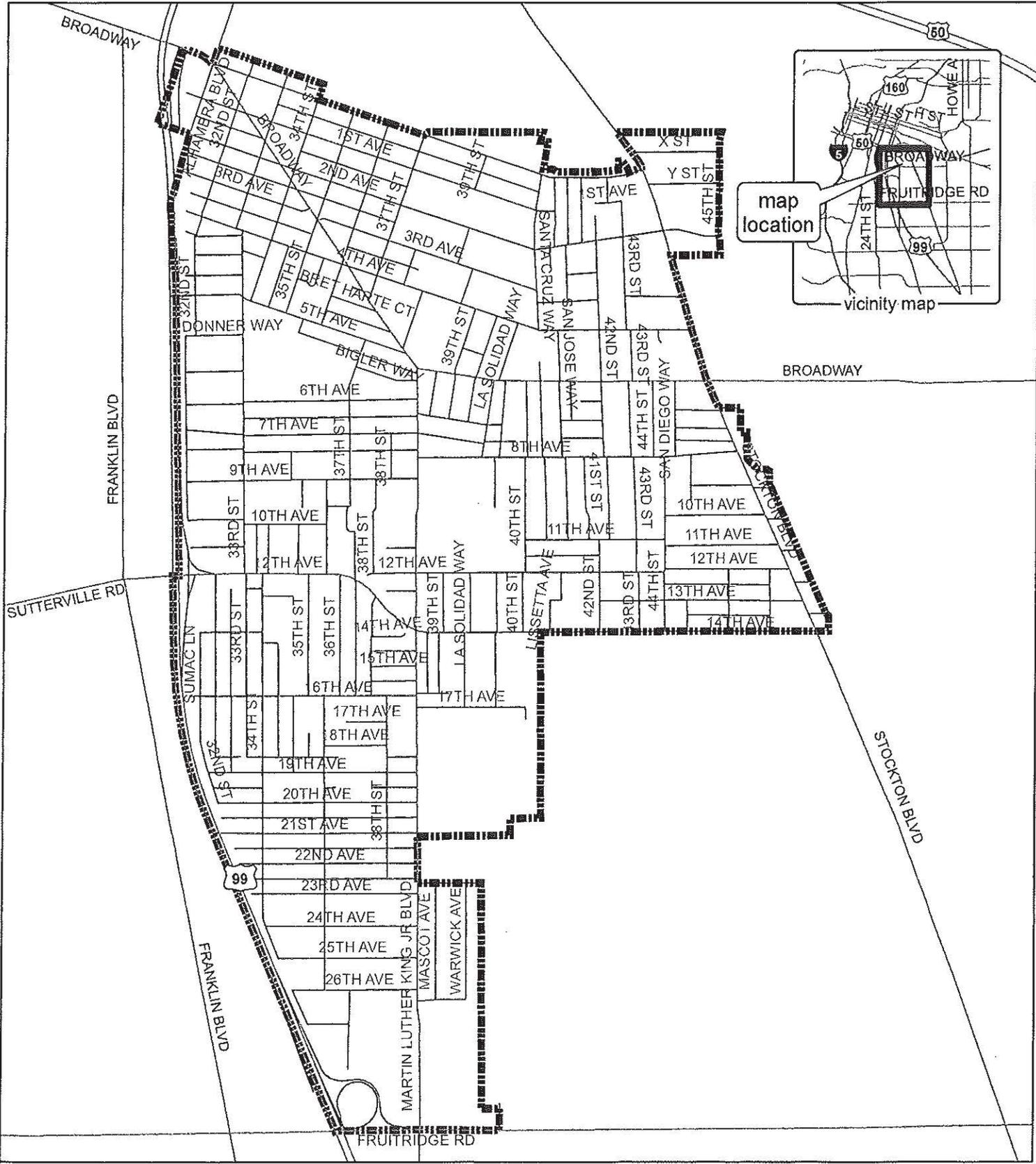
North Sacramento Redevelopment Area



SHRA GIS
October 4, 2010

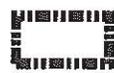


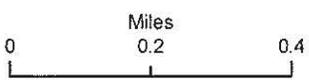
Oak Park Redevelopment Area



map location

vicinity map

 Oak Park Redevelopment Area



SHRA GIS
October 4, 2010

ORDINANCE NO. 2010

Adopted by the Sacramento City Council

Date Adopted



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**ORDINANCE ADOPTING THE ELEVENTH AMENDMENT TO THE
REDEVELOPMENT PLAN FOR THE ALKALI FLAT REDEVELOPMENT PROJECT
AREA TO ELIMINATE THE TIME LIMIT ON INCURRING DEBT**

BACKGROUND

- A. Pursuant to Ordinance No. 3086 adopted on February 10, 1972, and in accordance with the provisions of California Community Redevelopment Law (Health and Safety Code Section 33000 et seq.) ("CRL"), the City Council ("City Council") of the City of Sacramento ("City") has approved and adopted the Redevelopment Plan for the Alkali Flat Redevelopment Project Area ("Redevelopment Plan").
- B. The Redevelopment Plan for the Alkali Flat Redevelopment Project Area has been amended from time, most recently on May 8, 2007, by Ordinance No. 2007-34.
- C. On January 1, 2002, Senate Bill 211 amended Section 33333.6 of the California Health and Safety Code, authorizing redevelopment agencies to eliminate the time limit on the establishment of loans, advances, and indebtedness contained in redevelopment plans that were adopted prior to January 1, 1994.
- D. The Redevelopment Agency of the City of Sacramento (the "Agency"), has been designated as the official redevelopment agency in the City of Sacramento to carry out the functions and requirements of the CRL and to implement the Redevelopment Plan.
- E. The Redevelopment Plan was previously analyzed in accordance with the California Environmental Quality Act (CEQA) and an Environmental Impact Report was prepared and certified in 1984. The actions pertaining to the elimination of time limits to incur debt are in furtherance of the previously approved plan and do not constitute substantive changes or new information of substantial importance to the approved plan. Therefore, the proposed plan amendment does not require further environmental review, pursuant to CEQA Guidelines Sections 15162 and 15163.

BE IT ENACTED BY THE CITY COUNCIL OF THE CITY OF SACRAMENTO:

- Section 1. After due consideration of the evidence presented, the foregoing recitals are true and correct.

- Section 2. The purpose of this Ordinance is to eliminate the time limit on the establishment of loans, advances, and indebtedness contained in the Redevelopment Plan for the Alkali Flat Redevelopment Project Area ("Redevelopment Plan") as authorized under 33333.6 of the California Health and Safety Code.
- Section 3. The provision entitled: "Time Limit to Incur Indebtedness for the Alkali Flat Redevelopment Project Area" is hereby eliminated from the Redevelopment Plan for the Alkali Flat Project Area (the "Amendment"). All other provisions of the Plan Adoption ordinance, as previously amended, shall remain in full force and effect.
- Section 4. This Ordinance shall be in full force and effect thirty (30) days from the date of adoption and shall be affixed to the Redevelopment Plan.
- Section 5. If any part of this Ordinance or the Redevelopment Plan, as amended, is held to be invalid for any reason, such decision shall not affect the validity of any remaining portion of this Ordinance or the Redevelopment Plan, as amended, and the City Council hereby declares that it would have passed the remainder of this Ordinance, if such invalid portion had been deleted.
- Section 6. The Agency is hereby authorized to compile the Redevelopment Plan, as amended by this Ordinance, into a single document and said document, when filed with the City Clerk and the Agency Secretary, shall constitute the official Redevelopment Plan for the Alkali Flat Redevelopment Project Area.



ORDINANCE NO.

Adopted by the Sacramento City Council

Date Adopted

ORDINANCE ADOPTING THE FIFTH AMENDMENT TO THE REDEVELOPMENT PLAN FOR THE AUBURN BOULEVARD REDEVELOPMENT PROJECT AREA TO ELIMINATE THE TIME LIMIT ON INCURRING DEBT

BACKGROUND

- A. Pursuant to Ordinance No. 92-048 adopted on September 29, 1992 and in accordance with the provisions of California Community Redevelopment Law (Health and Safety Code Section 33000 et seq.) ("CRL"), the City Council ("City Council") of the City of Sacramento ("City") has approved and adopted the Redevelopment Plan for the Auburn Boulevard Redevelopment Project Area ("Redevelopment Plan").
- B. The Redevelopment Plan for the Auburn Redevelopment Project Area has been amended from time, most recently on May 8, 2007, by Ordinance No. 2007-37.
- C. This is the Fifth Amendment to the Auburn Redevelopment Plan. The Redevelopment Plan has been amended four times before. These previous amendments are: 1) Amendment Pursuant of Health and Safety Code Section 33333.6, Ordinance No. 94-046; 2) Amendment extending term of Redevelopment Plan due to ERAF shift, Ordinance No. 2003-076; 3) Amendment to Section 307 of the Redevelopment Plan, County Ordinance No.1532; 4) Amendment Adopting an Eminent Domain Program, Ordinance No. 2007-37.
- D. On January 1, 2002, Senate Bill 211 amended Section 33333.6 of the California Health and Safety Code, authorizing redevelopment agencies to eliminate the time limit on the establishment of loans, advances, and indebtedness contained in redevelopment plans that were adopted prior to January 1, 1994.
- E. The Redevelopment Agency of the City of Sacramento (the "Agency"), has been designated as the official redevelopment agency in the City of Sacramento to carry out the functions and requirements of the CRL and to implement the Redevelopment Plan.
- F. The Redevelopment Plan was previously analyzed in accordance with the California Environmental Quality Act (CEQA) and an Environmental Impact Report was prepared and certified in 1992. The actions pertaining to the elimination of time limits to incur debt are in furtherance of the previously approved plan and do not constitute substantive changes or new information of substantial importance to the approved plan. Therefore, the proposed plan

amendment does not require further environmental review, pursuant to CEQA Guidelines Sections 15162 and 15163.

BE IT ENACTED BY THE COUNCIL OF THE CITY OF SACRAMENTO:

- Section 1. After due consideration of the evidence presented, the foregoing recitals are true and correct.
- Section 2. The purpose of this Ordinance is to eliminate the time limit on the establishment of loans, advances, and indebtedness contained in the Redevelopment Plan for the Auburn Boulevard Redevelopment Project Area ("Redevelopment Plan") as authorized under Section 33333.6 of the Health and Safety Code.
- Section 3. The provision entitled: "Time Limit to Incur Indebtedness for the Auburn Boulevard Redevelopment Project Area" is hereby eliminated from the Auburn Boulevard Project Area (the "Amendment"). All other provisions of the Plan Adoption ordinance, as previously amended, shall remain in full force and effect.
- Section 4. This Ordinance shall be in full force and effect thirty (30) days from and after the date of its adoption and shall be affixed to the Redevelopment Plan.
- Section 5. If any part of this Ordinance or the Redevelopment Plan, as amended, is held to be invalid for any reason, such decision shall not affect the validity of any remaining portion of this Ordinance or the Redevelopment Plan, as amended, and the City Council hereby declares that it would have passed the remainder of this Ordinance, if such invalid portion had been deleted.
- Section 6. The Agency is hereby authorized to compile the Redevelopment Plan, as amended by this Ordinance, into a single document and said document, when filed with the City Clerk and the Agency Secretary, shall constitute the official Redevelopment Plan for the Auburn Boulevard Redevelopment Project Area.



ORDINANCE NO.

Adopted by the Sacramento City Council

Date Adopted

ORDINANCE ADOPTING THE THIRD AMENDMENT TO THE REDEVELOPMENT PLAN FOR THE FRANKLIN BOULEVARD REDEVELOPMENT PROJECT AREA TO ELIMINATE THE TIME LIMIT ON INCURRING DEBT

BACKGROUND

- A. Pursuant to Ordinance No. 93-071 adopted on December 14, 1992 and in accordance with the provisions of California Community Redevelopment Law (Health and Safety Code Section 33000 et seq.) ("CRL"), the City Council ("City Council") of the City of Sacramento ("City") has approved and adopted the Redevelopment Plan for the Franklin Boulevard Redevelopment Project Area ("Redevelopment Plan").
- B. The Redevelopment Plan has been amended from time, most recently on May 8, 2007, by Ordinance No. 2007-39.
- C. On January 1, 2002, Senate Bill 211 amended Section 33333.6 of the California Health and Safety Code, authorizing redevelopment agencies to eliminate the time limit on the establishment of loans, advances, and indebtedness contained in redevelopment plans that were adopted prior to January 1, 1994.
- D. The Redevelopment Agency of the City of Sacramento ("Agency"), has been designated as the official redevelopment agency in the City of Sacramento to carry out the functions and requirements of the CRL and to implement the Redevelopment Plan.
- E. The Redevelopment Plan was previously analyzed in accordance with the California Environmental Quality Act (CEQA) and an Environmental Impact Report was prepared and certified in 1993. The actions pertaining to the elimination of time limits to incur debt are in furtherance of the previously approved plan and do not constitute substantive changes or new information of substantial importance to the approved plan. Therefore, the proposed plan amendment does not require further environmental review pursuant to CEQA Guidelines Sections 15162 and 15163.

BE IT ENACTED BY THE COUNCIL OF THE CITY OF SACRAMENTO:

Section 1. After due consideration of the evidence presented, the foregoing recitals are true and correct.

- Section 2. The purpose of this Ordinance is to eliminate the time limit on the establishment of loans, advances, and indebtedness contained in the Redevelopment Plan for the Franklin Boulevard Redevelopment Project Area (“Redevelopment Plan”) as authorized under Section 33333.6 of the Health and Safety Code.
- Section 3. The provision entitled: “Time Limit to Incur Indebtedness for the Franklin Boulevard Redevelopment Project Area” is hereby eliminated from the Redevelopment Plan for the Franklin Boulevard Project Area (the “Amendment”). All other provisions of the Plan Adoption ordinance, as previously amended, shall remain in full force and effect.
- Section 4. This Ordinance shall be in full force and effect thirty (30) days from the date of its adoption and shall be affixed to the Redevelopment Plan.
- Section 5. If any part of this Ordinance or the Redevelopment Plan, as amended, is held to be invalid for any reason, such decision shall not affect the validity of any remaining portion of this Ordinance or the Redevelopment Plan, as amended, and the City Council hereby declares that it would have passed the remainder of this Ordinance, if such invalid portion had been deleted.
- Section 6. The Agency is hereby authorized to compile the Redevelopment Plan, as amended by this Ordinance, into a single document and said document, when filed with the City Clerk and the Agency Secretary, shall constitute the official Redevelopment Plan for the Franklin Boulevard Redevelopment Project Area.

**ORDINANCE NO.****Adopted by the Sacramento City Council**

Date Adopted

ORDINANCE ADOPTING THE FIFTH AMENDMENT TO THE REDEVELOPMENT PLAN FOR THE NORTH SACRAMENTO REDEVELOPMENT PROJECT AREA TO ELIMINATE THE TIME LIMIT ON INCURRING DEBT**BACKGROUND**

- A. Pursuant to Ordinance No. 92-028 adopted on June 30, 1992 and in accordance with the provisions of California Community Redevelopment Law (Health and Safety Code Section 33000 et seq.) ("CRL"), the City Council ("City Council") of the City of Sacramento ("City") has approved and adopted the Redevelopment Plan for the North Sacramento Redevelopment Project Area ("Redevelopment Plan").
- B. The Redevelopment Plan has been amended from time, most recently on May 8, 2007, by Ordinance No. 2007-36.
- C. This is the Fifth Amendment to the North Sacramento Redevelopment Plan. The Redevelopment Plan has been amended four times before. These previous amendments are: 1) Amendment Pursuant of Health and Safety Code Section 33333.6, Ordinance # 94-04; 2) Amendment extending term of Redevelopment Plan due to ERAF shift, Ordinance # 2003-071; 3) Amendment to extend authority to commence eminent domain, Ordinance #2004-031; 4) Amendment Adopting an Eminent Domain Program, Ordinance # 2007-36.
- D. On January 1, 2002, Senate Bill 211 amended Section 33333.6 of the California Health and Safety Code, authorizing redevelopment agencies to eliminate the time limit on the establishment of loans, advances, and indebtedness contained in redevelopment plans that were adopted prior to January 1, 1994.
- E. The Redevelopment Agency of the City of Sacramento (the "Agency"), has been designated as the official redevelopment agency in the City of Sacramento to carry out the functions and requirements of the CRL and to implement the Redevelopment Plan.
- F. The Redevelopment Plan was previously analyzed in accordance with the California Environmental Quality Act (CEQA) and an Environmental Impact Report was prepared and certified in 1992. The actions pertaining to the elimination of time limits to incur debt are in furtherance of the previously approved plan and do not constitute substantive changes or new information of substantial importance to the approved plan. Therefore, the proposed plan amendment does not require further environmental review, pursuant to CEQA Guidelines Sections 15162 and 15163.

BE IT ENACTED BY THE COUNCIL OF THE CITY OF SACRAMENTO:

- Section 1. After due consideration of the evidence presented, the foregoing recitals are true and correct.
- Section 2. The purpose of this Ordinance is to eliminate the time limit on the establishment of loans, advances, and indebtedness contained in the Redevelopment Plan for the North Sacramento Redevelopment Project Area ("Redevelopment Plan") as authorized under Section 33333.6 of the Health and Safety Code.
- Section 3. The provision entitled: "Time Limit to Incur Indebtedness for the North Sacramento Redevelopment Project Area" is hereby will be eliminated from the Redevelopment Plan for the North Sacramento Project Area (the "Amendment"). All other provisions of the Plan Adoption ordinance, as previously amended, shall remain in full force and effect.
- Section 4. This Ordinance shall be in full force and effect thirty (30) days from and after the date of its adoption and shall be affixed to the Redevelopment Plan.
- Section 5. If any part of this Ordinance or the Redevelopment Plan, as amended, is held to be invalid for any reason, such decision shall not affect the validity of any remaining portion of this Ordinance or the Redevelopment Plan, as amended, and the City Council hereby declares that it would have passed the remainder of this Ordinance, if such invalid portion had been deleted.
- Section 6. The Agency is hereby authorized to compile the Redevelopment Plan, as amended by this Ordinance, into a single document and said document, when filed with the City Clerk and the Agency Secretary, shall constitute the official Redevelopment Plan for the North Sacramento Redevelopment Project Area.

ORDINANCE NO.

Adopted by the Sacramento City Council

Date Adopted



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**ORDINANCE ADOPTING THE NINTH AMENDMENT TO THE REDEVELOPMENT
PLAN FOR THE OAK PARK REDEVELOPMENT PROJECT AREA TO ELIMINATE
THE TIME LIMIT ON INCURRING DEBT**

BACKGROUND

- A. Pursuant to Ordinance No. 3278 adopted on May 30, 1973 and in accordance with the provisions of California Community Redevelopment Law (Health and Safety Code Section 33000 et seq.) ("CRL"), the City Council ("City Council") of the City of Sacramento ("City") has approved and adopted the Redevelopment Plan for the Oak Park Redevelopment Project Area ("Redevelopment Plan").
- B. The Redevelopment Plan has been amended from time, most recently on May 8, 2007, by Ordinance No. 2007-38.
- C. On January 1, 2002, Senate Bill 211 amended Section 33333.6 of the California Health and Safety Code, authorizing redevelopment agencies to eliminate the time limit on the establishment of loans, advances, and indebtedness contained in redevelopment plans that were adopted prior to January 1, 1994.
- D. The Redevelopment Agency of the City of Sacramento (the "Agency"), has been designated as the official redevelopment agency in the City of Sacramento to carry out the functions and requirements of the CRL and to implement the Redevelopment Plan.
- E. The Redevelopment Plan was previously analyzed in accordance with the California Environmental Quality Act (CEQA) and a Mitigated Negative Declaration was prepared and certified in 1998. The actions pertaining to the elimination of time limits to incur debt are in furtherance of the previously approved plan and do not constitute substantive changes or new information of substantial importance to the approved plan. Therefore, the recommended actions do not require further environmental review pursuant to CEQA Guidelines Sections 15162 and 15163.

BE IT ENACTED BY THE COUNCIL OF THE CITY OF SACRAMENTO:

- Section 1. After due consideration of the evidence presented, the foregoing recitals are true and correct.

- Section 2. The purpose of this Ordinance is to eliminate the time limit on the establishment of loans, advances, and indebtedness contained in the Redevelopment Plan for Oak Park Redevelopment Project Area (“Redevelopment Plan”) as authorized under Section 33333.6 of the Health and Safety.
- Section 3. The provision entitled: “Time Limit to Incur Indebtedness for the Oak Park Redevelopment Project Area” is hereby eliminated from the Redevelopment Plan for the Oak Park Redevelopment Project Area (the “Amendment”). All other provisions of the Plan Adoption ordinance, as previously amended, shall remain in full force and effect.
- Section 4. This Ordinance shall be in full force and effect thirty (30) days from and after the date of its adoption and shall be affixed to the Redevelopment Plan.
- Section 5. If any part of this Ordinance or the Redevelopment Plan, as amended, is held to be invalid for any reason, such decision shall not affect the validity of any remaining portion of this Ordinance or the Redevelopment Plan, as amended, and the City Council hereby declares that it would have passed the remainder of this Ordinance, if such invalid portion had been deleted.
- Section 6. The Agency is hereby authorized to compile the Redevelopment Plan, as amended by this Ordinance, into a single document and said document, when filed with the City Clerk and the Agency Secretary, shall constitute the official Redevelopment Plan for the Oak Park Redevelopment Project Area.