



**REPORT TO COUNCIL AND
REDEVELOPMENT AGENCY**

City of Sacramento
915 I Street, Sacramento, CA 95814-2671
www.CityofSacramento.org

Consent
March 22, 2011

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

Title: Alkali Flat Redevelopment Project Area Street Lighting Project (T15115900)

Location/Council District: Alkali Flat Redevelopment Project Area bounded by 7th Street, North B Street, 13th Street and H Street; Council Districts 1 and 3

Recommendation: Adopt a **City Resolution** a) amending the FY 2010/11 Capital Improvement Program (CIP) Budget by appropriating \$1,364,130 of Alkali Flat Tax Exempt bond funds and \$35,870 Alkali Flat Tax Increment funds to the Alkali Flat Street Lighting Project (T15115900); b) authorizing the City Manager to execute an Individual Project Agreement (IPA) in the amount of \$1,400,000 for the Project; and c) making related findings; 2) adopt a **Redevelopment Agency Resolution** a) amending the 2011 Sacramento Housing and Redevelopment Agency budget by defunding \$247,024 of La Valentina Project Tax Exempt bond funds and \$35,870 of La Valentina Project Tax Increment and allocating these funds to the Alkali Flat Street Light Project, and allocating \$1,117,106 of Alkali Flat Development Assistance Tax Exempt bond funds to the Alkali Flat Street Light Project ; b) authorizing the Executive Director, or her designee, to execute an IPA with the City of Sacramento in the amount of \$1,400,000 for the Project; and c) make related findings.

Contact: Chris Pahule, Assistant Director, 440-1350; Celia Yniguez, Redevelopment Manager, 449-6255; Ryan Moore, Supervising Engineer, 808-8279

Presenters: None

Department: Sacramento Housing and Redevelopment Agency; Department of Transportation

Description/Analysis

Issue: The Alkali Flat neighborhood is primarily residential in nature, but also includes a significant amount of office and retail uses. As a result, this older neighborhood has substantial automobile, pedestrian and bicycle traffic. Currently, there are existing mast arm street lights that are more suited for illuminating arterial roads. There is limited pedestrian level lighting. Additionally, the area has an extensive tree canopy which further reduces the pedestrian level lighting. In order to make the streets safer from crime, more pedestrian and

Alkali Flat Street Lighting Project

bicycle friendly and to improve overall neighborhood safety, SHRA and the City allocated a total of \$180,000 in August 2010 to prepare plans, specifications and estimates (PS&E) for this project. The proposed project includes approximately 200 ornamental street lights in the Alkali Flat Redevelopment Project Area. Additionally, high vacancy rates and abnormally low lease rates, due in part to ineffective and obsolete pedestrian level street lighting, result in the further deterioration of buildings contributing to blight. In order to maximize the pedestrian level lighting, some of the existing mast arm street lights will be removed. The design will be complete in May and in order to ensure a quick and efficient bidding and contract award process, this report requests the allocation of \$1,400,000 towards project installation to be completed later this year. The City has insufficient funding available for this phase of the project.

Policy Considerations: The actions contained in this report are consistent with the adopted 2009-2014 Alkali Flat Redevelopment Area Implementation Plan strategy of Enhancing Public Facilities and Infrastructure preventing the further spread of blighting conditions. This project is consistent with the City's goals of promoting safety, livability, and economic vitality.

Environmental Considerations:

California Environmental Quality Act (CEQA): The proposed project is categorically exempt per California Environmental Quality Act (CEQA) Guidelines Section 15302 which allows for replacement of an existing utility system, which includes a street lighting system, involving no expansion of capacity.

Sustainability Considerations: The installation of additional street lights support walking during evening hours.

Other: CDBG funding was used for the design of the proposed project only, which is Exempt under the National Environmental Policy Act (NEPA) pursuant to 24 CFR 58.34(a)(8). There will be no federal funding designated for construction; therefore, further environmental review under NEPA is not required.

Committee/Commission Action: *Alkali Flat Redevelopment Advisory Committee (RAC)* has been extremely supportive of the proposed project, but has not made a formal recommendation.

Sacramento Housing and Redevelopment Commission Action: It is anticipated that, at its meeting on March 16, 2011, the Sacramento Housing and Redevelopment Commission will approve the staff recommendation for this item. Staff will notify the Council on March 22, 2011 in the event this does not occur.

Alkali Flat Street Lighting Project

Rationale for Recommendation: The installation of pedestrian level ornamental street lights in the Alkali Flat Redevelopment Project area will enhance the livability and safety for residents, workers and visitors to this area. Additionally, it will provide an important element of architectural continuity to the existing historic district.

Financial Considerations: This report recommends the allocation of \$1,400,000 to complete the installation of the streetlight project. For this funding, \$247,024 of Alkali Flat Tax Exempt Bond funds and \$35,870 of Alkali Flat Tax Increment funds from the La Valentina Project will be defunded and allocated to the project and \$1,117,106 will be allocated from Alkali Flat Development Assistance Tax Exempt bond funds. There are no City of Sacramento funds readily available to construct the proposed improvements.

M/WBE Considerations: The items in this report have no M/WBE impact; therefore, M/MBE 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

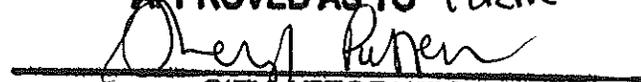
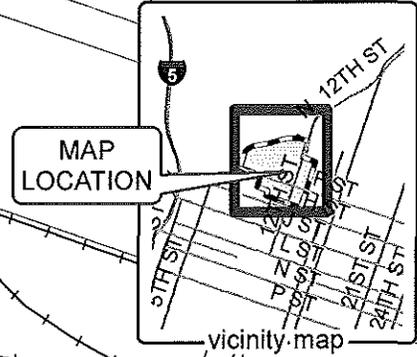
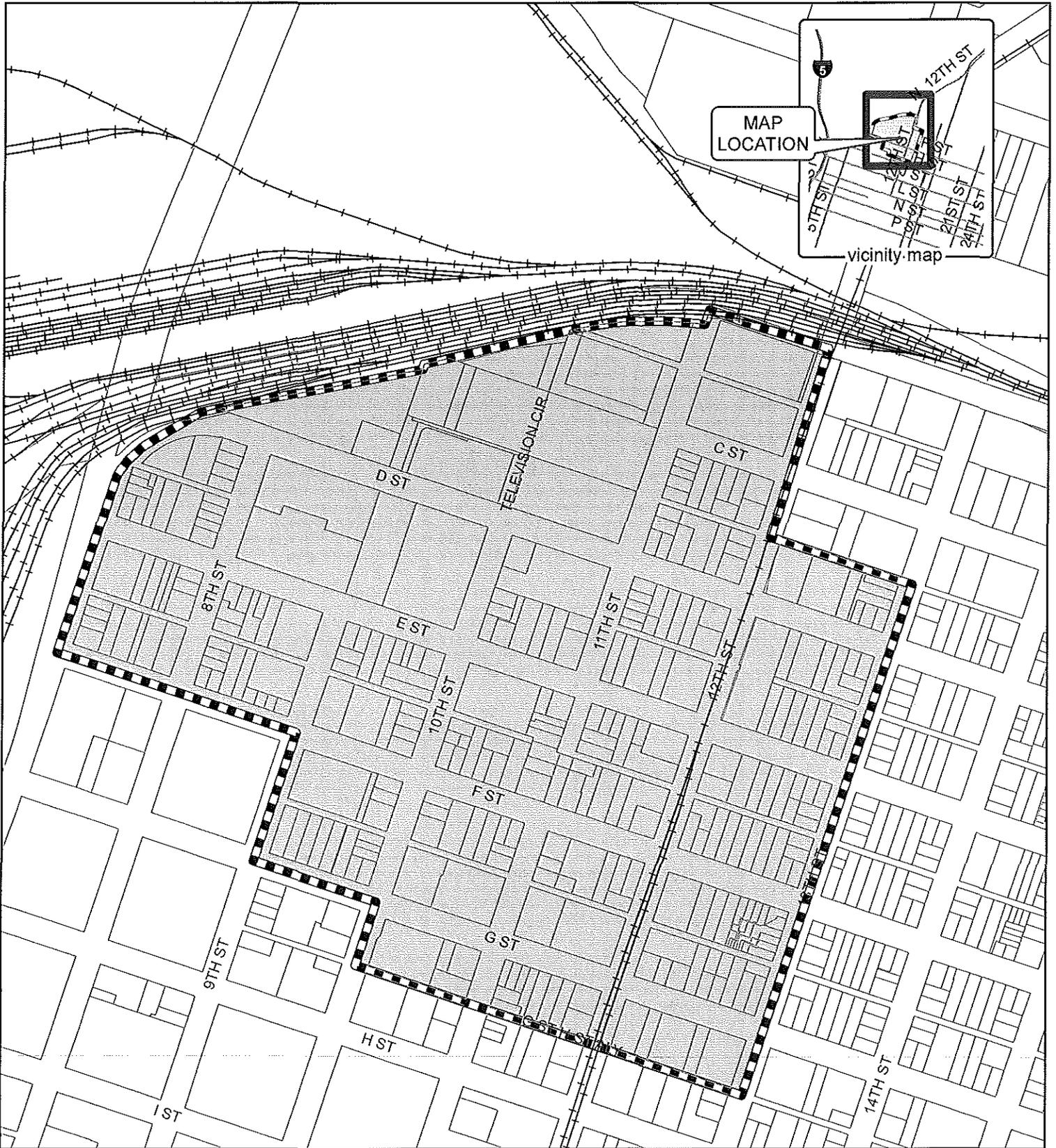

CITY ATTORNEY

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Alkali Flat Redevelopment Area



Alkali Flat Redevelopment Area
 Railway

0 400 800 Feet

SHRA GIS
 March 10, 2011



RESOLUTION NO. 2011 -

Adopted by the Sacramento City Council

on date of

ALKALI FLAT REDEVELOPMENT AREA STREET LIGHTING PROJECT (T15115900); RELATED BUDGET AMENDMENTS; AUTHORIZATION TO EXECUTE INDIVIDUAL PROJECT AGREEMENT; RELATED FINDINGS

BACKGROUND

- A. The City of Sacramento approved by Ordinance the Alkali Flat Redevelopment Plan ("Redevelopment Plan") for the Alkali Flat Redevelopment Project Area ("Project Area").
- B. The Alkali Flat Street Lighting Project is consistent with the Redevelopment Plan and with the adopted 2009-2014 Alkali Flat Redevelopment Area Implementation Plan (Implementation Plan) strategy of Enhancing Public Facilities and Infrastructure in order to enhance the quality of life of Alkali Flat residents. This project is consistent with the City's goals of promoting safety, livability and economic vitality.
- C. The Alkali Flat Street Lighting Project (T15115900) was established as a Capital Improvement Project in August 2010.
- D. The Agency considers it desirable to provide \$1,364,130 of Alkali Flat Tax Exempt bond funds and \$35,870 Alkali Flat Tax Increment funds to the Alkali Flat Street Lighting Project (T15115900).
- E. The proposed project is categorically exempt from environmental review per California Environmental Quality Act (CEQA) Guidelines Section 15302 which allows for replacement of an existing utility system, which includes a street lighting system involving no expansion of capacity.

BASED ON THE FACTS SET FORTH IN THE BACKGROUND, THE CITY COUNCIL RESOLVES AS FOLLOWS:

- Section 1. After due consideration of the facts presented, the findings, including the environmental findings regarding this action, as stated in this resolution and the staff report that accompanies this resolution, are approved.
- Section 2. In accordance with California Redevelopment Law Section 33445, the City Council further finds and determines that:

- (a) The Project will benefit the Project Area eliminate blighting conditions by improving inadequate street light infrastructure in order to mitigate the high crime rate constituting a serious threat to the public safety and welfare in the immediate neighborhood as well as enhance public infrastructure and amenities in the Project Area
- (b) No other reasonable means of financing the Project or are available to the community.
- (c) The payment of the cost for the Project is consistent with the Project Area Implementation Plan and will assist in eliminating blighting conditions from unsafe pedestrian level street lighting including the mitigation of a high crime rate which constitutes a serious threat to the public safety and welfare resulting in abnormally low lease rates and many vacancies which in turn cause buildings to continue to deteriorate from long term neglect. The Project also will replace the obsolete underground wiring conduit. Finally, the Project will enhance public amenities, which are essential to the long term economic vitality of Alkali Flat.

Section 4. The City 2010/11 FY Capital Improvement Project budget is amended to accept \$1,364,130 of Alkali Flat Tax Exempt bond funds and \$35,870 Alkali Flat Tax Increment non-housing funds for the Alkali Flat Street Lighting Project (T15115900).

Section 5. The City Manager is authorized to execute an Individual Project Agreement in the amount of \$1,400,000 for the Alkali Flat Street Lighting Project (T15115900)



RESOLUTION NO. 2011 -

adopted by the Redevelopment Agency of the City of Sacramento

on date of

ALKALI FLAT REDEVELOPMENT AREA STREET LIGHTING PROJECT (T15115900); RELATED BUDGET AMENDMENT; AUTHORIZATION TO EXECUTE INDIVIDUAL PROJECT AGREEMENTS; RELATED FINDINGS

BACKGROUND

- A. The City of Sacramento approved by Ordinance the Alkali Flat Redevelopment Plan (“Redevelopment Plan”) for the Alkali Flat Redevelopment Project Area (“Project Area”).
- B. The Alkali Flat Street Lighting Project is consistent with the Redevelopment Plan and with the adopted 2009-2014 Alkali Flat Redevelopment Area Implementation Plan (Implementation Plan) strategy of Enhancing Public Facilities and Infrastructure in order to enhance the quality of life of Alkali Flat residents. This project is also consistent with the City’s goals of promoting safety, livability and economic vitality.
- C. The Agency considers it desirable to provide \$1,364,130 of Alkali Flat Tax Exempt bond funds and \$35,870 Alkali Flat Tax Increment funds to the Alkali Flat Street Lighting Project (T15115900).
- D. The proposed Project is categorically exempt from environmental review per California Environmental Quality Act (CEQA) Guidelines Section 15302 which allows for replacement of an existing utility system, which includes a street lighting system and involves no expansion of capacity.

BASED ON THE FACTS SET FORTH IN THE BACKGROUND, THE REDEVELOPMENT AGENCY RESOLVES AS FOLLOWS:

- Section 1. After due consideration of the facts presented, the findings, including the environmental findings regarding this action, as stated in this resolution and the staff report that accompanies this resolution, are approved.
- Section 2. In accordance with California Redevelopment Law Section 33445, the Agency further finds and determines that:
 - (a) The Project will benefit the Project Area eliminate blighting conditions by improving inadequate street light infrastructure in order to mitigate

the high crime rate constituting a serious threat to the public safety and welfare in the immediate neighborhood as well as enhance public infrastructure and amenities in the Project Area.

- (b) No other reasonable means of financing the Project are available to the community.
- (c) The payment of the cost for the Project is consistent with the Project Area Implementation Plan and will assist in eliminating blighting conditions from unsafe pedestrian level street lighting including the mitigation of a high crime rate which constitutes a serious threat to the public safety and welfare resulting in abnormally low lease rates and many vacancies which in turn cause buildings to continue to deteriorate from long term neglect. The Project also will replace the obsolete underground wiring conduit. Finally, the Project will enhance public amenities, which are essential to the long term economic vitality of Alkali Flat.

Section 3. The Executive Director or her designee is authorized to amend the 2011 Sacramento Housing and Redevelopment Agency (SHRA) budget by defunding \$247,024 of La Valentina Project Tax Exempt bond funds and \$35,870 of La Valentina Project Tax Increment funds and allocating these funds to the Alkali Flat Street Light Project; and allocating \$1,117,106 of Alkali Flat Development Assistance Tax Exempt bond funds to the Alkali Flat Street Lights Project.

Section 4. The Executive Director or her designee is authorized to execute an Individual Project Agreement with the City in the amount of \$1,400,000 for the Alkali Flat Street Light Project.