



REPORT TO COUNCIL
City of Sacramento
 915 I Street, Sacramento, CA 95814-2604
 www.cityofsacramento.org

CONSENT
September 20, 2005

Honorable Mayor and
 Members of the City Council

Subject: Publication of the Ordinance Titles to be Passed for the Adoption of Ordinances Amending the Redevelopment Plans for the Merged Downtown Redevelopment Project Area pursuant to Senate Bill 1096

Location/Council District: Merged Downtown Redevelopment Project Area – Districts 1, 3 and 4

Recommendation:

Approve publication of ordinance titles amending the Redevelopment Plan for the Merged Downtown Redevelopment Project Areas; continue the items to September 27, 2005.

Contact: Melissa Valle, Project Manager, 808-5864
 Traci Michel, Sr. Project Manager, 808-8645

Department: Economic Development/Redevelopment Agency of the City of Sacramento

Organization No.: 4451

Summary:

The attached ordinances are presented at this time for approval of publication of title, pursuant to City Charter, Section 32.

Committee/Commission Action: None

Background Information:

Prior to publication of an item in a local paper to meet legal advertising requirements, the City Council must first pass the item for publication. The City Clerk then transmits the title of the item to the local paper for publication and for advertising the meeting date. The attached ordinances are presented at this time for approval of publication of title, pursuant to City Charter, Section 32. The public hearing to consider adoption of these ordinances is scheduled for September 27, 2005.

Following approval of the 2004-05 California State Budget, the State Legislature passed Senate Bill 1096, a trailer bill for local governments, which included a \$250 million shift in statewide redevelopment funds from cities and counties to the State. The redirection of redevelopment funds, known as an Educational Revenue Augmentation Fund (ERAF) shift, has been previously used by the State with payment requests occurring in 1990-93 and 2003-05.

For the City and County of Sacramento combined, the ERAF payment burden is approximately \$2.9 million for fiscal year 2005-06. Acknowledging the burden that the ERAF payment placed on redevelopment agencies to carry out redevelopment activities, Senate Bill 1096 also contained a provision for extending the life of redevelopment plans under certain circumstances. The extension of redevelopment plan limitations lessens the impact of the ERAF shift over the long term by enabling each redevelopment area to receive an additional year of tax increment funding and an additional year to repay indebtedness.

Under Senate Bill 1096, redevelopment plans that have 10 years or less remaining from the year in which payment is made, are able to extend the life of the plan for an additional year. Redevelopment plans that have more than 10 years, but less than 20 years, remaining may be extended if certain findings are made including: 1) There is an adopted Five-Year Implementation Plan; 2) Compliance with 20 percent Housing Fund requirements; and 3) There is not an excessive surplus of funds. The Merged Downtown Redevelopment Project Area (Project Area) meets all of the Senate Bill 1096 requirements for this year. It includes the following four individual Project Areas: Capitol Mall Area Project, Project No 2-A; Capitol Mall Extension Project, Project No. 3; Capitol Mall Riverfront Project, Project No. 4; and Uptown Development Project, Project No. 8.

The Project Area was amended previously for the purpose of extending the life of the Redevelopment Plan (Plan) to lessen the impact of the ERAF shift required in 2004. As allowed under Senate Bill 1096 for fiscal year 2005-06, this amendment will extend the original Plan expiration dates by another year based on the second ERAF payment being made in 2006. The table below outlines the new dates of plan effectiveness for the Project Area and the amount of funds that will shift to the ERAF in fiscal year 2005 -06.

<i>Redevelopment Area</i>	<i>Estimated 2005-2006 ERAF Shift</i>	<i>New Plan Effectiveness Date</i>
Merged Downtown Redevelopment Project Area	\$ 1,851,361	2022

The benefits of this proposed extension include the following:

- The one-year extension allows the Project Area to receive an additional year of tax increment funding;
- The extension also grants the Project Area an additional year to repay indebtedness; and
- The extension increases the tax increment ceiling for the Project Area by the amount of the ERAF shift (approximately \$1.85 million).

No additional requirements are imposed so the Project Area plans will remain unchanged.

Financial Considerations:

The one-year extension allows the Project Area to receive an additional year of tax increment funding as well as an additional year to repay indebtedness. Also, the ceiling for the cumulative receipt of tax increment funds from the Project Area will be increased by the amount of the ERAF shift (approximately \$1.85 million).

Environmental Considerations:

The potential impacts caused by implementing each redevelopment plan were analyzed in the applicable environmental documents that were certified at the time of Plan adoption. Extending the Plan terms for one year does not significantly change the circumstances under which redevelopment actions may occur, and will not result in any new impact on the environment or require any additional mitigation measures. The proposed action to extend the term of the plan for the purpose of limiting the financial impact the ERAF shift does not constitute a project under the California Environmental Quality Act (CEQA) per Guidelines Section 15378(b)(4), which exempts government fiscal activities which do not involve a commitment to any specific project. NEPA does not apply.

Policy Considerations:

The actions contained in the attached ordinances support the continuation of the Project Area and meet the Agency's goals of eliminating blight and increasing economic opportunities, as well as promoting the City of Sacramento's goal of preserving and enhancing neighborhoods.

ESBD Considerations: None

Respectfully Submitted by: 
Wendy S. Saunders
Economic Development Director

Recommendation Approved:


for ROBERT P. THOMAS
City Manager

Table of Contents

- Pg 4 City Ordinance amending Ordinance No. 1936, as subsequently amended, and approving and adopting the eleventh amendment to the Redevelopment Plan for the Capitol Mall No. 2A Redevelopment Project
- Pg 5 City Ordinance amending Ordinance No. 2208, as subsequently amended, and approving and adopting the seventh amendment to the Redevelopment Plan for the Capitol Mall Extension No. 3 Redevelopment Project
- Pg 6 City Ordinance amending Ordinance No. 2681, as subsequently amended, and approving and adopting the eighth amendment to the Redevelopment Plan for the Capitol Mall Riverfront Redevelopment Project
- Pg 7 City Ordinance amending Ordinance No. 3146, as subsequently amended, and approving and adopting the seventh amendment to the Redevelopment Plan for the Uptown Development Redevelopment Project

ORDINANCE NO. _____

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF _____

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SACRAMENTO AMENDING
ORDINANCE NO. 1936, AS SUBSEQUENTLY AMENDED, AND APPROVING AND
ADOPTING THE ELEVENTH AMENDMENT TO THE REDEVELOPMENT PLAN
FOR THE CAPITOL MALL NO. 2A REDEVELOPMENT PROJECT**

WHEREAS, the City Council of the City of Sacramento (City Council) approved and adopted the Redevelopment Plan (Redevelopment Plan) for the Capitol Mall No. 2A Redevelopment Project (Project) on September 13, 1955, by Ordinance No. 1936, and last amended on February 8, 2005;

WHEREAS, this extension is permitted by the California State Legislature to lessen the impact of the Educational Revenue Augmentation Fund ("ERAF") requiring the transfer of some Redevelopment Funds locally to the State by shifting the ERAF payment over a longer term;

WHEREAS, the potential impacts caused by implementing each redevelopment plan were analyzed in the applicable environmental documents that were certified at the time of plan adoption and amendment;

WHEREAS, extending the plan term for one year does not significantly change the circumstances under which redevelopment actions may occur, and will not result in any new impacts on the environment or require any additional mitigation measure; and

WHEREAS, the proposed action to extend the term of the plans for the purpose of limiting the financial impact of the ERAF shift does not constitute a project under CEQA per Guidelines Section 15378(b)(4), which exempts government fiscal activities which do not involve a commitment to any specific project.

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

Section 1: The Preliminary Plan for this Redevelopment Project Area is hereby extended for a period of one year allowing the Redevelopment Project Area to receive an additional year of tax increment funding, an additional year to repay indebtedness and an increase in the Tax Increment Ceiling for the Project Area equal to the amount of the ERAF shift.

Section 2: The Redevelopment Plan, as adopted by Ordinance No. 1936, is hereby further amended as set forth herein this Eleventh Amendment. As so amended, the Redevelopment Plan is incorporated herein by this reference. The Executive Director of the Agency is hereby authorized to combine the Redevelopment Plan, as amended by the Eleventh Amendment, into a single document, and said document, when filed with the City Clerk and the Agency Clerk, shall constitute the official Redevelopment Plan for the Capitol Mall No. 2A Redevelopment Project. Ordinance No. 1936, as previously amended, is continued in full force and effect, as amended by this Ordinance.

Section 3: This Ordinance shall be in full force and effect thirty (30) days after its adoption and shall be affixed to the Redevelopment Plan as an Amendment to the Plan.

ORDINANCE NO. _____

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SACRAMENTO AMENDING ORDINANCE NO. 2208, AS SUBSEQUENTLY AMENDED, AND APPROVING AND ADOPTING THE SEVENTH AMENDMENT TO THE REDEVELOPMENT PLAN FOR THE CAPITOL MALL EXTENSION NO. 3 REDEVELOPMENT PROJECT

WHEREAS, the City Council of the City of Sacramento (City Council) approved and adopted the Redevelopment Plan (Redevelopment Plan) for the Capitol Mall Extension No. 3 Redevelopment Project (Project) on June 16, 1960, by Ordinance No. 2208, and last amended on February 8, 2005;

WHEREAS, this extension is permitted by the California State Legislature to lessen the impact of the Educational Revenue Augmentation Fund ("ERAF") requiring the transfer of some Redevelopment Funds locally to the State by shifting the ERAF payment over a longer term;

WHEREAS, the potential impacts caused by implementing each redevelopment plan were analyzed in the applicable environmental documents that were certified at the time of plan adoption and amendment;

WHEREAS, extending the plan term for one year does not significantly change the circumstances under which redevelopment actions may occur, and will not result in any new impacts on the environment or require any additional mitigation measure; and

WHEREAS, the proposed action to extend the term of the plans for the purpose of limiting the financial impact of the ERAF shift does not constitute a project under CEQA per Guidelines Section 15378(b)(4), which exempts government fiscal activities which do not involve a commitment to any specific project.

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

Section 1: The Preliminary Plan for this Redevelopment Project Area is hereby extended for a period of one year allowing the Redevelopment Project Area to receive an additional year of tax increment funding, an additional year to repay indebtedness and an increase in the Tax Increment Ceiling for the Project Area equal to the amount of the ERAF shift.

Section 2: The Redevelopment Plan, as adopted by Ordinance No. 2208, is hereby further amended as set forth herein this Seventh Amendment. As so amended, the Redevelopment Plan is incorporated herein by this reference. The Executive Director of the Agency is hereby authorized to combine the Redevelopment Plan, as amended by the Seventh Amendment, into a single document, and said document, when filed with the City Clerk and the Agency Clerk, shall constitute the official Redevelopment Plan for the Capitol Mall Extension No. 3 Redevelopment Project. Ordinance No. 2208, as previously amended, is continued in full force and effect, as amended by this Ordinance.

Section 3: This Ordinance shall be in full force and effect thirty (30) days after its adoption and shall be affixed to the Redevelopment Plan as an Amendment to the Plan.

ORDINANCE NO. _____

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SACRAMENTO AMENDING ORDINANCE NO. 2681, AS SUBSEQUENTLY AMENDED, AND APPROVING AND ADOPTING THE EIGHTH AMENDMENT TO THE REDEVELOPMENT PLAN FOR THE CAPITOL MALL RIVERFRONT REDEVELOPMENT PROJECT

WHEREAS, the City Council of the City of Sacramento (City Council) approved and adopted the Redevelopment Plan (Redevelopment Plan) for the Capitol Mall Riverfront Redevelopment Project (Project) on August 25, 1966, by Ordinance No. 2681, and last amended on February 8, 2005;

WHEREAS, this extension is permitted by the California State Legislature to lessen the impact of the Educational Revenue Augmentation Fund ("ERAF") requiring the transfer of some Redevelopment Funds locally to the State by shifting the ERAF payment over a longer term;

WHEREAS, the potential impacts caused by implementing each redevelopment plan were analyzed in the applicable environmental documents that were certified at the time of plan adoption and amendment;

WHEREAS, extending the plan term for one year does not significantly change the circumstances under which redevelopment actions may occur, and will not result in any new impacts on the environment or require any additional mitigation measure; and

WHEREAS, the proposed action to extend the term of the plans for the purpose of limiting the financial impact of the ERAF shift does not constitute a project under CEQA per Guidelines Section 15378(b)(4), which exempts government fiscal activities which do not involve a commitment to any specific project.

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

Section 1: The Preliminary Plan for this Redevelopment Project Area is hereby extended for a period of one year allowing the Redevelopment Project Area to receive an additional year of tax increment funding, an additional year to repay indebtedness and an increase in the Tax Increment Ceiling for the Project Area equal to the amount of the ERAF shift.

Section 2: The Redevelopment Plan, as adopted by Ordinance No. 2681, is hereby further amended as set forth herein this Eighth Amendment. As so amended, the Redevelopment Plan is incorporated herein by this reference. The Executive Director of the Agency is hereby authorized to combine the Redevelopment Plan, as amended by the Eighth Amendment, into a single document, and said document, when filed with the City Clerk and the Agency Clerk, shall constitute the official Redevelopment Plan for the Capitol Mall Riverfront Redevelopment Project. Ordinance No. 2681, as previously amended, is continued in full force and effect, as amended by this Ordinance.

Section 3: This Ordinance shall be in full force and effect thirty (30) days after its adoption and shall be affixed to the Redevelopment Plan as an Amendment to the Plan.

ORDINANCE NO. _____

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SACRAMENTO AMENDING ORDINANCE NO. 3146, AS SUBSEQUENTLY AMENDED, AND APPROVING AND ADOPTING THE SEVENTH AMENDMENT TO THE REDEVELOPMENT PLAN FOR THE UPTOWN DEVELOPMENT REDEVELOPMENT PROJECT

WHEREAS, the City Council of the City of Sacramento (City Council) approved and adopted the Redevelopment Plan (Redevelopment Plan) for the Uptown Development Redevelopment Project (Project) on July 20, 1972, by Ordinance No. 3146, and last amended on February 8, 2005;

WHEREAS, this extension is permitted by the California State Legislature to lessen the impact of the Educational Revenue Augmentation Fund ("ERAF") requiring the transfer of some Redevelopment Funds locally to the State by shifting the ERAF payment over a longer term;

WHEREAS, the potential impacts caused by implementing each redevelopment plan were analyzed in the applicable environmental documents that were certified at the time of plan adoption and amendment;

WHEREAS, extending the plan term for one year does not significantly change the circumstances under which redevelopment actions may occur, and will not result in any new impacts on the environment or require any additional mitigation measure; and

WHEREAS, the proposed action to extend the term of the plans for the purpose of limiting the financial impact of the ERAF shift does not constitute a project under CEQA per Guidelines Section 15378(b)(4), which exempts government fiscal activities which do not involve a commitment to any specific project.

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

Section 1: The Preliminary Plan for this Redevelopment Project Area is hereby extended for a period of one year allowing the Redevelopment Project Area to receive an additional year of tax increment funding, an additional year to repay indebtedness and an increase in the Tax Increment Ceiling for the Project Area equal to the amount of the ERAF shift.

Section 2: The Redevelopment Plan, as adopted by Ordinance No. 3146, is hereby further amended as set forth herein this Seventh Amendment. As so amended, the Redevelopment Plan is incorporated herein by this reference. The Executive Director of the Agency is hereby authorized to combine the Redevelopment Plan, as amended by the Seventh Amendment, into a single document, and said document, when filed with the City Clerk and the Agency Clerk, shall constitute the official Redevelopment Plan for the Uptown Development Redevelopment Project. Ordinance No. 3146, as previously amended, is continued in full force and effect, as amended by this Ordinance.

Section 3: This Ordinance shall be in full force and effect thirty (30) days after its adoption and shall be affixed to the Redevelopment Plan as an Amendment to the Plan.