

TO: James App, City Manager

FROM: Ron Whisenand, Community Development Director

SUBJECT: Redevelopment Implementation Plan Amendment: Street Improvements to Riverside Avenue and 24<sup>th</sup> Street at the Paso Robles Event Center and to Spring and 24<sup>th</sup> Streets at Flamson Middle School

DATE: June 16, 2009

Needs: For the Redevelopment Agency to consider a proposal to amend the Redevelopment Implementation Plan to allow redevelopment funds to be used to supplement other funds for the following projects:

- a. To install sidewalks, curbs, gutters, street trees, street lights, and retaining walls on the Riverside Avenue and 24<sup>th</sup> Street frontages of the Paso Robles Event Center, at an estimated cost of \$1.5 million; and
- b. To install sidewalks, curbs, gutters, street trees, and street lights on the Spring and 24<sup>th</sup> Street frontages of Flamson Middle School, at an estimated cost of \$2.515 million.

Facts:

1. Section 33490 of the California Health and Safety Code requires that each Redevelopment Agency adopt a five year Implementation Plan that shall contain the estimated expenditures proposed to be made during the next five years.
2. The 2004 Implementation Plan, as amended in 2008, provides that redevelopment funds are to be used for the following purposes:
  - Retiring the Agency's debt obligation to the City to reimburse the City's general fund for the debt service for the construction of the Library facility;
  - Preparation of the Uptown/Town Centre Specific Plan (\$1,500,000);
  - Supplementing federal funds for repairing the Carnegie Library (\$400,000).
3. Construction plans to install sidewalks and related improvements on Riverside Avenue and 24<sup>th</sup> Street, adjacent to the Paso Robles Event Center (PREC) are near completion. The City has amassed sufficient funds from State Workforce Housing Reward Grant Funds and Federal Community Development Block Grant (CDBG) Funds to prepare the plans and to construct the improvements along the west side of Riverside Avenue. However, the \$1.5 million estimated cost of the 24<sup>th</sup> Street and Riverside Avenue frontages of the PREC is beyond the capability of CDBG funds to accomplish.
4. Flamson Middle School is presently being reconstructed following the 2003 San Simeon Earthquake. The condition of curbs, gutters and sidewalks along the school's frontage is very poor, posing a hazard to pedestrians and motorists and needs to be replaced. However, such work was not eligible for the funding obtained by the School District for the reconstruction project.

5. In order to use redevelopment funds for these projects, the Implementation Plan would need to be amended.
6. These two projects are proposed to be the subject of a tax increment bond issue that is presently being prepared.
7. A public hearing has been scheduled for the Agency's meeting of June 16, 2009 for the amendment of the Implementation Plan. Public notice was given as required by redevelopment law. A copy of the newspaper/posted notice is attached.

Analysis &  
Conclusion:

The primary purpose for the Riverside Avenue and 24<sup>th</sup> Street Sidewalks and Related Improvements Project is to provide safe access for the handicapped and pedestrians in general along those streets directly serving the PREC.

The primary purpose for the Flamson Middle School Street Improvements is to replace deteriorated improvements in order to maintain safety for both motorists and pedestrians at a public school site.

Redevelopment Plan (1987)

The Redevelopment Plan (Section 400.40) includes the following objectives that are related to the South Vine Street Bikeway Project:

4. The elimination of environmental deficiencies including inadequate street... improvements...
5. The development of a more efficient and effective circulation corridor system free from hazardous vehicular, pedestrian, and bicycle interfaces and designed to their ultimate circulation flow.

The Redevelopment Plan provides that the following techniques may be used to achieve plan objectives:

- Encouraging public... improvements so as to prevent, mitigate, or eliminate existing and/or anticipated blight conditions in the Project Area. (Section 600.17)
- The preparation, by the Agency, of acquired land for building sites. In connection therewith the Agency may cause streets, bridges, railroad crossings, bikeways, and pedestrian ways to be designed, installed, constructed, or reconstructed; may cause sidewalks, curbs, and public utilities to be constructed and installed; and may cause landscaping and other on-site and off-site improvements to be completed in conformity with the Redevelopment Plan. (Section 600.23)
- The Agency is authorized to install and construct, or to cause to be installed and constructed, the public improvements...necessary to carry out this Plan. Such public improvements include, but are not limited to, over- or underpasses, bridges, streets, curbs, gutters, sidewalks, street lights, sewers, storm drains, traffic signals,... and other public facilities. (Section 600.92)

Redevelopment Implementation Plan (2004)

The description of blighting conditions in Chapter III includes the following

“4. Inadequate Public Improvements and Utilities ...Throughout the Project Area are streets with inadequate street improvements including:... curbs, gutters, sidewalks;...”

The 5 year objectives in Chapter IV include the following objectives to implement the 15 Redevelopment Plan Objectives and General Plan Goals for the next 5 years:

1. Improve those transportation systems necessary to enhance the City's position as the North County commercial center, to facilitate the City's efforts to become a tourist destination and to further the City's efforts to attract and retain businesses, realizing that the hub of these systems is located within the Redevelopment Project Area.
5. Improve public infrastructure and utilities throughout the Project Area.

Conclusion

The Redevelopment Plan (1987) and Redevelopment Implementation Plan (2004) contain the authority and policy basis to use redevelopment funds to accomplish both projects.

Policy

Reference: State Redevelopment Law (Sections 33000 et seq. of the Health and Safety Code); 1987 Redevelopment Plan; 2004 Redevelopment Implementation Plan

Fiscal

Impacts: The Implementation Plan itself is a plan for expenditure of Redevelopment funds. There would be no expenses to the general fund.

Options:

After accepting any public testimony on the proposed amendment to the Implementation Plan, that the Redevelopment Agency take one of the following options:

- a. Adopt attached Resolution RA09-XXX approving an amendment to the 2004 Redevelopment Implementation Plan to provide that:
  - (1) Up to \$1.5 million in redevelopment funds may be used to install sidewalks, curbs, gutters, street trees, street lights, and retaining walls on the Riverside Avenue and 24<sup>th</sup> Street frontages of the Paso Robles Event Center; and
  - (2) Up to \$2.515 million in redevelopment funds may be used to install sidewalks, curbs, gutters, street trees, and street lights on the Spring and 24<sup>th</sup> Street frontages of Flamson Middle School.
- b. Amend, modify, or reject the above options.

Prepared by: Ed Gallagher, City Planner

Attachments:

1. Resolution RA 08-XX to Approve an Amendment of the 2004 Redevelopment Implementation Plan
2. Copy of Newspaper Notice

ED\REDEV\IMPLEMENTATION PLAN\AMENDMENT 2009\JUNE - 24<sup>TH</sup> AND FLAMSON\RDA REPORT 061609

RESOLUTION NO. RA 09-XXX  
A RESOLUTION OF THE PASO ROBLES REDEVELOPMENT AGENCY  
AMENDING THE REDEVELOPMENT IMPLEMENTATION PLAN  
TO PROVIDE THAT REDEVELOPMENT FUNDS MAY BE USED  
FOR THE 24<sup>TH</sup> STREET/RIVERSIDE AVENUE SIDEWALK PROJECT AND THE  
SPRING STREET IMPROVEMENTS AT FLAMSON MIDDLE SCHOOL PROJECT

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WHEREAS, on December 21, 2004, the Paso Robles Redevelopment Agency (“Agency”), via resolution RA 04-03, adopted an Implementation Plan pursuant to Section 33490 of the State Health and Safety Code; and

WHEREAS, the 2004 Implementation Plan, as amended in 2008, provides that redevelopment funds are to be used for the following purposes:

- Retiring the Agency’s debt obligation to the City to reimburse the City’s general fund for the debt service for the construction of the City Hall/Library facility;
- Preparation of the Uptown/Town Centre Specific Plan (\$1,500,000);
- Supplementing federal funds for repairing the Carnegie Library (\$400,000) ; and

WHEREAS, in order to provide safe access for the handicapped and pedestrians in general along those streets directly serving the Paso Robles Event Center (PREC), the City Council has directed the preparation of construction plans to install sidewalks curbs, gutters, street trees, street lights, and retaining walls on the Riverside Avenue and 24<sup>th</sup> Street frontages of the PREC, and the estimated cost of this work is \$1.5 million; and

WHEREAS, in order to replace deteriorating street improvements along the Spring and 24<sup>th</sup> Street frontages of Flamson Middle School, thereby maintaining an appropriate level motorist and pedestrian safety, the City Council has directed the preparation of construction plans to replace and install sidewalks curbs, gutters, street trees, and street lights on said frontage, and the estimated cost of this work is \$2.515 million; and

WHEREAS, both the PREC and Flamson Middle School are major public facilities that serve the residents of the Redevelopment Project Area and the City as a whole; and

WHEREAS, the current lack of sidewalks and related street improvements along the PREC frontage and the deteriorated state of repair of the sidewalks and related street improvements along the Flamson Middle School frontage pose both safety hazards and blighting conditions; and

WHEREAS, the 1987 Redevelopment Plan (Section 400.40) includes the following objectives that are related to the two projects:

- “4. The elimination of environmental deficiencies including inadequate street... improvements...;
5. The development of a more efficient and effective circulation corridor system free from hazardous vehicular, pedestrian, and bicycle interfaces and designed to their ultimate circulation flow”; and

WHEREAS, the 1987 Redevelopment Plan provides that the following techniques may be used to achieve plan objectives:

- Encouraging public... improvements so as to prevent, mitigate, or eliminate existing and/or

anticipated blight conditions in the Project Area (Section 600.17);

- The preparation, by the Agency, of acquired land for building sites. In connection therewith the Agency may cause streets, bridges, railroad crossings, bikeways, and pedestrian ways to be designed, installed, constructed, or reconstructed; may cause sidewalks, curbs, and public utilities to be constructed and installed; and may cause landscaping and other on-site and off-site improvements to be completed in conformity with the Redevelopment Plan (Section 600.23)
- The Agency is authorized to install and construct, or to cause to be installed and constructed, the public improvements...necessary to carry out this Plan. Such public improvements include, but are not limited to, over- or underpasses, bridges, streets, curbs, gutters, sidewalks, street lights, sewers, storm drains, traffic signals,... and other public facilities. (Section 600.92)

WHEREAS, the description of blighting conditions in Chapter III of the 2004 Redevelopment Implementation Plan includes the following statement:

“4. Inadequate Public Improvements and Utilities ...Throughout the Project Area are streets with inadequate street improvements including:... curbs, gutters, sidewalks;...”

WHEREAS, the 5 year objectives in Chapter IV of the 2004 Redevelopment Implementation Plan include the following objectives to implement the 15 Redevelopment Plan Objectives and General Plan Goals for the next 5 years:

“1. Improve those transportation systems necessary to enhance the City's position as the North County commercial center, to facilitate the City's efforts to become a tourist destination and to further the City's efforts to attract and retain businesses, realizing that the hub of these systems is located within the Redevelopment Project Area.”;

“5. Improve public infrastructure and utilities throughout the Project Area.”; and

WHEREAS, a public hearing was set for June 16, 2009, and notice was given in accordance with Section 33490 of the California Health and Safety Code; and

WHEREAS, at its meeting of June 16, 2009, the Redevelopment Agency conducted a public hearing on the proposed amendment to the Implementation Plan and took the following actions:

- a. Considered the facts and analysis, as presented in the draft staff report for the proposed amendment;
- b. Considered public testimony on the proposed amendment to the Implementation Plan;

NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:

SECTION 1: To amend the Implementation Plan to provide that during the period of the plan (December 2004 – December 2009), redevelopment funds may be used for the 24<sup>th</sup> Street/Riverside Avenue Sidewalk Project and the Spring Street Improvements at Flamson Middle School Project as well as for the Carnegie Library Repair/Rehabilitation Project, the Uptown/Town Centre Specific Plan, and for reimbursing the City's general fund for the debt service for the construction of the City Hall/Library facility. The text of the Implementation Plan shall be amended as shown on Exhibit A of this resolution.

PASSED AND ADOPTED by the Redevelopment Agency of the City of Paso Robles on this 16<sup>th</sup> day of June 2009 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

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John Hamon, Chairman

ATTEST:

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Cathy David, Deputy City Clerk

## Exhibit A

### 2009 Amendments to Sections 4 and 5 of Chapter IV of the 2004 Redevelopment Implementation Plan

Proposed additions are in underlined text; proposed deletions are noted in ~~double-strikethrough text~~.

#### 4. Programs

Transportation Systems Improvement: Programs for which use of Redevelopment Funds has been targeted include improvements to South River Road and connecting bikeways (related to the development of Woodland Plaza II), for construction of sidewalks and related improvements (curbs, gutters, retaining walls, street lights, and street trees) along the 24<sup>th</sup> Street and Riverside Avenue frontages of the Paso Robles Event Center, and for construction of sidewalks and related improvements on the Spring and 24<sup>th</sup> Street frontages of Flamson Middle School.

Possible future programs to be supported with Redevelopment Funds may include: support for 13th Street/Creston Road Corridor improvements, support for the Spring Street Reconstruction program, support for transit facilities (e.g. bus shelters); and other programs.

Downtown Revitalization: Possible future programs to be supported with Redevelopment Funds may include: repair and rehabilitation of the historic Carnegie Library Building (e.g., repair of damage caused by the 2003 San Simeon Earthquake, seismic retrofit, disabled access and other activities to renovate and convert the building to other uses); efforts to attract uses such as theaters, performing arts venues, restaurants, hotel and conference facilities (including parcel assemblage, if necessary); efforts to provide more parking (including, possibly, one or more parking lots and/or structures); further improvements to City Park; support for commercial rehabilitation (which has been approved for funding via federal Community Development Block Grant monies); preparation of specific plans for development and revitalization of the Uptown and Town Center Areas; and other programs.

Affordable and Safe Housing: Future housing programs are discussed in detail in Chapter V. Briefly, such programs may include: first-time home buyer assistance for very low, low, and moderate income households; assistance to development of new rental housing; assistance to efforts to conserve subsidized apartments at risk of conversion to market rate; loan programs for residential rehabilitation; and other programs.

Beautification and Maintenance: Possible future programs to be supported with Redevelopment Funds may include support for Phases 2 and 3 of the Spring Street Reconstruction (landscaping, street furniture and lighting); street tree planting; freeway frontage landscaping; and other programs.

Public Infrastructure and Utilities: Possible future programs to be supported with Redevelopment Funds may include: downtown parking improvements, support for storm drain improvements; water and sewer system upgrades; undergrounding of overhead electrical and/or telephone wires; and other programs.

#### 5. Expenditures of Redevelopment Funds in the Next 5 Years

In addition to the two formal tax allocation bond issues, in 1996 for \$3,630,000 and in 2000 for \$4,090,000, the only “debt” obligation has been a commitment for the Agency to reimburse the City’s general fund for the debt service for the construction of the City Hall/Library Building.



## Exhibit A

Through June 30, 2007, all net available resources, the amounts shown in the “annual balance” column below, had been earmarked for this purpose.

The amounts contained in the “net tax increment revenue” column are net after all fiscal agreement payments due to other taxing agencies have been paid.

Not included in this table are the State takeaways to balance their budget deficit. In fiscal year 2005, the amount is \$111,000. **The fiscal year 2008-09 payment is \$244,603.**

The chart below does not include revenues and expenditures for the Low and Moderate Income Housing (LMIH) Fund. Those will be shown and discussed in Chapter V.

Fiscal Year	Net Tax Increment Revenue	Maintenance & Operations	Debt Service	Annual Balance
2004/2005	1,011,500	75,000	518,000	423,600
2005/2006	1,060,600	75,000	522,900	474,900
2006/2007	1,121,200	75,000	515,700	543,000
2007/2008	1,184,400	75,000	538,200	584,600
2008/2009	1,250,400	75,000	524,700	664,900

NOTE: Maintenance and Operations includes fiscal agreement payments to Paso Robles Public Schools, SLO County Schools, Cuesta College.

Via a Reimbursement Agreement between the Redevelopment Agency and City Council dated November 1, 1993, the Redevelopment Agency **was** obligated to reimburse the City for the debt service payments arising out of the construction financing for the City Hall/Library located at 1000 Spring Street. More specifically, this agreement **required** that all non-LMIH funds not appropriated for operational needs and debt service requirements (net of fiscal agreements) be used to repay the reimbursement obligation. **The Reimbursement Agreement was replaced by the 2004 Reimbursement Agreement after the 1993 bonds were defeased and prepaid by the 2004 Refunding Certificates of Participation.**

Those funds available to the Agency after payment of the Agency's existing debt service will be used to fund its programs listed above. Although the timing and priority for expenditure of those funds will be dependent on the amount of funding available from time to time, the Agency anticipates allocating approximately ~~\$5.915~~ \$4.9 million to provide gap funding for repair of the earthquake damage to the historic Carnegie Library Building, ~~and~~ for preparation of the Uptown and Town Centre specific plans, and for the costs of construction of sidewalks and related improvements in 24<sup>th</sup> Street and Riverside Avenue, adjacent to the Paso Robles Event Center, and in Spring and 24<sup>th</sup> Streets adjacent to Flamson Middle School during the Implementation Plan period.

PROOF OF PUBLICATION

LEGAL NEWSPAPER NOTICES

PLANNING COMMISSION/CITY COUNCIL  
PROJECT NOTICING

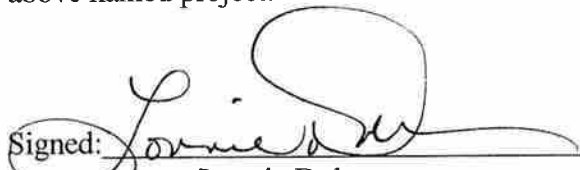
Newspaper: Tribune

Date of  
Publication: June 2, 2009

Hearing  
Date: June 16, 2009  
(City Council)

Project: Amendment of the Redevelopment  
Implementation Plan for the Redevelop-  
ment Agency of the City of Paso Robles

I, Lonnie Dolan, employee of the Community  
Development Department, Planning Division, of the City  
of El Paso de Robles, do hereby certify that this notice is  
a true copy of a published legal newspaper notice for the  
above named project.

Signed:   
Lonnie Dolan

forms/newsaffi.691

**NOTICE OF PUBLIC HEARING  
AMENDMENT OF THE  
REDEVELOPMENT  
IMPLEMENTATION PLAN FOR THE  
REDEVELOPMENT AGENCY OF  
THE CITY OF PASO ROBLES**

NOTICE IS HEREBY GIVEN that the Redevelopment Agency of the City of Paso Robles will hold a Public Hearing to accept public comments on a proposed amendment of Chapter IV of the 2004 Redevelopment Implementation Plan to allow that, during the five-year period ending in December 2009, Redevelopment Funds may be used for the following projects:

- a. To install sidewalks, curbs, gutters, street trees, street lights and retaining walls on the Riverside Avenue and 24th Street frontages of the Paso Robles Event Center, at an estimated cost of \$1.5 million; and
- b. To install sidewalks, curbs, gutters, street trees, and street lights on the Spring and 24th Street frontages of Flanson Middle School, at an estimated cost of \$2.5 million.

The proposed use of redevelopment funds will be based on a proposed finding that the project will provide benefit to the Redevelopment Project, advancing objectives set forth in both the 1987 Redevelopment Plan and the 2004 Redevelopment Implementation Plan.

This hearing will take place in the Library Conference Center, at Library/City Hall, 1000 Spring Street, Paso Robles, California, at the hour of 7:30 PM on Tuesday, June 16, 2009, at which time all interested parties may appear and be heard.

Copies of the proposed amendment to the 2004 Implementation Plan are presently available for review in the City's Community Development Department, at the City Library, and on the City's web site at the address indicated below. (Copies of the proposed amendment to the Implementation Plan may be purchased at the City's Community Development Department, 1000 Spring Street, Paso Robles, CA 93446, for the cost of reproduction).

<http://www.prcity.com/government/citycouncil/redevelopment.asp>

Comments on the proposed amendment to the 2004 Implementation Plan may be mailed to the Community Development Department, 1000 Spring Street, Paso Robles, CA 93446 or emailed to [ed@prcity.com](mailto:ed@prcity.com) provided that such comments are received prior to the time of the hearing.

If you challenge the proposed amendment to the 2004 Implementation Plan in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Redevelopment Agency at, or prior to, the public hearing.

Ed Gallagher, City Planner  
May 19, 26; June 2, 2009 6819252