

REDEVELOPMENT SUCCESSOR AGENCY OF THE CITY OF HEALDSBURG

RESOLUTION NO. RSA1-2013

A RESOLUTION OF THE REDEVELOPMENT SUCCESSOR AGENCY OF THE CITY OF HEALDSBURG AUTHORIZING THE USE OF BOND PROCEEDS IN THE AMOUNT OF \$1,722,000 FOR PUBLIC STREETScape IMPROVEMENTS WITHIN THE SOTOYOME COMMUNITY DEVELOPMENT PROJECT AREA

WHEREAS, the Redevelopment Successor Agency of the City of Healdsburg (“Agency”) has authority to exercise certain powers pursuant to the provisions of the Community Redevelopment Law, California Health and Safety Code Section 33000 *et seq.* (“CRL”); and

WHEREAS, on April 17, 2013 the California Department of Finance issued the City a finding of completion allowing the Agency to utilize proceeds derived from bonds issued prior to January 1, 2011 in a manner consistent with the original bond covenants pursuant to CRL 34191.4(c); and

WHEREAS, the Agency issued Tax Allocation Bonds in 2010 from which a portion of the proceeds were deposited in the 2010 Tax Allocation Bonds Proceeds Account within the Redevelopment Fund for payment of costs of issuance of the 2010 Bonds and for payment of authorized redevelopment activities within the Sotoyome Redevelopment Project Area as authorized by the CRL (“Bond Proceeds”); and

WHEREAS, both the Sotoyome Community Development Plan, as amended (“Redevelopment Plan”) and the 2010-2014 Implementation Plan (“Implementation Plan”) for the Redevelopment Plan contain goals and objectives to provide public improvements necessary to assisting in the elimination of blight within the Project Area including, specifically the area in and around Plaza Park; and

WHEREAS, staff has proposed certain streetscape improvements (“Project Area Improvements”) using Bond Proceeds to continue the City’s existing streetscape program, including improvements to streets, new underground primary and secondary electric service, reconstruction of curb, gutter and sidewalks, construct pocket parks, rain gardens, street lighting and landscaping within the Project Area; and

WHEREAS, the Project Area Improvements contemplate future installation and construction, including expansion, addition to, or reconstruction, of publicly owned-improvements and not for normal maintenance and operations of such improvements; and

WHEREAS, the Project Area Improvements will assist in the elimination of blight within the Project Area by reducing the current gap between current and adequate levels of service for public facilities, addressing public infrastructure deficiencies, improving depreciated or stagnant property values, and providing enhancement for residential neighborhoods; and

WHEREAS, staff has explored potential funding sources and has determined that the City of Healdsburg has no reserve funds available for the Project Area Improvements, General Fund monies are not available to support the Project Area Improvements without significantly impacting public safety and other essential services, pursuant to AB 1600 impact fees cannot be used to support the Project Area Improvements, and no other funding sources for the Project Area Improvements currently exist; and

WHEREAS, the Project Area Improvements are consistent with the Implementation Plan's Capital Improvements and Public Facilities potential programs and projects, including without limitation improvement of freeway interchanges; streetscape, drainage and utility improvements in the entry corridor; and improvement of water and sewer services and other public infrastructure in the portion of the Project Area that is south of the Russian River; and

WHEREAS, the Project Area Improvements are subject to categorical exemptions from the California Environment Quality Act ("CEQA"), pursuant to Section 15301 ("existing facilities"); and

WHEREAS, the CRL provides that a successor agency may, with the consent of the legislative body, pay for the cost of the installation and construction (including expansion, addition to and reconstruction) of improvements that are publicly owned and are located inside of or contiguous to a project area if the legislative body makes all of the following findings:

1. That the publicly owned Project Area Improvements are of benefit to the project area because they will help to eliminate blight within the Project Area;
2. That no other reasonable means of financing the installation or construction of the Project Area Improvements are available to the community; and
3. That the payment of funds for the cost of the Project Area Improvements is consistent with the Implementation Plan.

NOW, THEREFORE, BE IT RESOLVED, that the Redevelopment Successor Agency Board:

1. Adopts the findings stated herein as true and correct and as its findings.
2. Finds that (i) the Project Area Improvements will be located inside the Project Area; (ii) the expenditure of Bond Proceeds to undertake the Project Area Improvements will be of benefit to the Project Area by helping to eliminate blight within the Project Area; (iii) no other reasonable means of financing the installation or construction of such publicly owned improvements are reasonably available to the community; and (iv) the payment of funds for the cost of such publicly-owned improvements is consistent with the Implementation Plan adopted for the Project Area.

3. Upon the consent of the City Council of the City of Healdsburg, authorizes the use of \$1,722,000 of Bond Proceeds for the Project Area Improvements as described herein and allocates funding for said Project Area Improvements in accordance with the staff report.

PASSED, APPROVED AND ADOPTED, this 6th day of May 2013, by the following vote:

AYES: Boardmembers: (4) Chambers, McCaffery, Plass, and Vice Mayor Wood

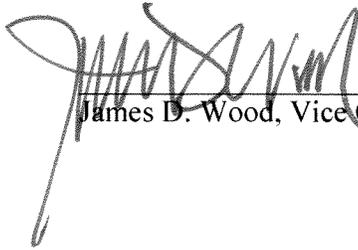
NOES: Boardmembers: (0) None

ABSENT: Boardmembers: (1) Jones

ABSTAINING: Boardmembers: (0) None

SO ORDERED:

ATTEST:



James D. Wood, Vice Chairperson



Maria Curiel, City Clerk