

RESOLUTION NO. RA 09-008
A RESOLUTION OF THE PASO ROBLES REDEVELOPMENT AGENCY
AMENDING THE REDEVELOPMENT IMPLEMENTATION PLAN
TO ADD PROJECTS FOR WHICH REDEVELOPMENT FUNDS MAY BE USED

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 on June 16, 2009, via Resolution RA 09-003 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
- Constructing sidewalk and street improvements adjacent to Flamson Middle School

WHEREAS, the Agency and City wish to undertake the following additional activities in order to eliminate blight and address the Objectives of the Redevelopment Plan (1987) and Redevelopment Implementation Plan (2004):

- a. To provide assistance to the San Luis Obispo County Office of Education for the development of a center for childhood school readiness program and parent education, in conjunction with the First 5 Commission of San Luis Obispo County. The initial contribution of \$240,000 will come from funds held by the Agency in trust for COE facilities, and may include other future Agency contributions;
- b. To supplement funds from the Federal Emergency Management Agency to remediate and repair the damage to the City Hall parking lot caused by the 2003 San Simeon earthquake; the estimated supplementary amount is \$300,000;
- c. To acquire property for and/or develop and construct certain public facilities in the Redevelopment Project Area, including, but not limited to, the replacement of public restrooms in City Park; the estimated cost of the Park restrooms is \$1.5 million; the estimated costs of other facilities is not known; and

WHEREAS, to enable the above-listed activities to be undertaken during the period of the 2004 Redevelopment Implementation Plan, Chapter IV Goals, Objectives, Programs and Expenditures for the Next Five Years is proposed to be amended as shown in Exhibit A of this Resolution; and

WHEREAS, the Agency finds that the proposed activities address those objectives of the 1987 Redevelopment Plan, as recited in Exhibit B of this resolution, in the following manner:

- a. The assistance to the County Office of Education would address Objectives 1, 3, 7, 10 and 12;
- b. The remediation and repair of damage to the City Hall parking lot caused by the 2003 San Simeon earthquake would address Objectives 1, 3, 4, and 7;
- c. The acquisition of property for and/or develop and construct certain public facilities in the

Redevelopment Project Area, including, but not limited to, the replacement of public restrooms in City Park would address Objectives 1, 3, 4, 5, 6, 7, 10, 12, and 13; and

WHEREAS, a public hearing was set for September 1, 2009, and notice was given in accordance with Section 33490 of the California Health and Safety Code; and

WHEREAS, at its meeting of September 1, 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 following activities:

- a. To provide assistance to the San Luis Obispo County Office of Education for the development of a center for childhood school readiness program and parent education, in conjunction with the First 5 Commission of San Luis Obispo County. The initial contribution of \$240,000 will come from funds held by the Agency in trust for COE facilities, and may include other future contributions.
- b. To supplement funds from the Federal Emergency Management Agency to remediate and repair the damage to the City Hall parking lot caused by the 2003 San Simeon earthquake.
- c. To acquire property for and/or develop and construct certain public facilities in the Redevelopment Project Area, which may include the replacement of public restrooms in City Park and/or other projects.

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 1st day of September 2009 by the following vote:

AYES: Gilman, Picanco, Steinbeck, Strong and Hamon

NOES:

ABSENT:

ABSTAIN:

John Hamon, Chairman

ATTEST:

Cathy David, Deputy City Clerk

Exhibit A

IV GOALS, OBJECTIVES, PROGRAMS AND EXPENDITURES FOR THE NEXT FIVE YEARS

1. Redevelopment Plan Goal and Objectives

Section 400.00 of the Redevelopment Plan includes a statement that the goal of redevelopment is “to eliminate and mitigate the aspects of existing and anticipated visual, economic, physical, social and environmental blight within the Project Area.” Section 400.10 lists 15 objectives which support this goal. These sections are contained within Appendix B of this Implementation Plan.

2. General Plan Goals

The General Plan, adopted in 2003, contains the following Goals:

GOAL 1: In order to enhance Paso Robles’ unique small town character and high quality of life, the City Council supports the development and maintenance of a balanced community where the great majority of the population can live, work and shop.

GOAL 2: Strengthen the City’s economic base through business retention and recruitment, including provisions for “head-of-household” jobs and increased retail sales, transient occupancy taxes, and property tax revenues.

GOAL 3: Establish Paso Robles as the North County commercial retail center, based on providing neighborhood and service commercial development in proportion to population growth, downtown commercial revitalization, and regional commercial development.

GOAL 4: Strive to ensure that City services and facilities are maintained at current levels and/or in accordance with adopted standards.

3. Implementation Plan Objectives (5 Years)

The following objectives are formulated 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.

2. Revitalize the downtown through a comprehensive effort to include, but not be limited to: improving and developing public facilities; attraction of businesses such as theaters, restaurants, hotel and conference center; and commercial rehabilitation.

3. Provide affordable and safe housing for low and moderate income households.

4. Provide for Project Area-wide beautification and maintenance programs.

5. Improve public infrastructure and utilities throughout the Project Area.

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 24th Street and Riverside Avenue frontages of the Paso Robles Event Center, and for construction of sidewalks and related improvements on the Spring and 24th 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; **design and build new restrooms for City Park (bounded by Spring, Pine, 11th, and 12th Streets) to replace and expand the existing restrooms, which are deteriorating;** 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 Facilities, 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; **supplement funds from the Federal Emergency Management Agency to remediate the impacts associated with the hot spring that emerged at the northeast corner of Spring and 10th Streets as a consequence of the 2003 San Simeon Earthquake; development of a center for childhood school readiness programs and parent education at the northeast corner of Oak and 36th Streets to serve the education needs of the Project Area and surrounding community; acquisition of property for public facilities, infrastructure and utilities;** 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. 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~~ **\$5 million for the following projects during the Implementation Plan period:**

a. To provide gap funding for repair of the earthquake damage to the historic Carnegie Library Building (\$400,000 estimated cost);

b. ~~for~~ Preparation of the Uptown and Town Centre specific plans (\$1.5 million estimated cost);

and

- ~~c. **To construct** for the costs of construction of sidewalks and related improvements in 24th Street and Riverside Avenue, adjacent to the Paso Robles Event Center, and in Spring and 24th Streets adjacent to Flamson Middle School (**\$2.5 million estimated cost**); ~~during the Implementation Plan period.~~~~
- d. To assist the San Luis Obispo County Office of Education and the First 5 Commission of San Luis Obispo County develop a center for childhood school readiness programs and parent education at the northeast corner of Oak and 36th Streets to serve the education needs of the Project Area and surrounding community. Towards this end, the Agency will allocate approximately \$240,000 Redevelopment Funds that are being held in trust for the County Office of Education and will allocate Redevelopment Funds adequate to finance \$1 million in debt necessary to develop the center. The amount of funds to be allocated for the latter will be budgeted at \$80,300 per year for a period of 20 years.**
- e. To supplement funds from the Federal Emergency Management Agency to remediate the impacts associated with the hot spring that emerged at the northeast corner of Spring and 10th Streets as a consequence of the 2003 San Simeon Earthquake (\$300,000 estimated cost);**
- f. To design and build new restrooms for City Park (bounded by Spring, Pine, 11th, and 12th Streets) to replace and expand the existing restrooms, which are deteriorating (\$1.5 million estimated cost);**
- g. To acquire property in the Redevelopment Project Area for public facilities needed to eliminate blight and implement the Redevelopment Plan (costs unknown and would vary with each facility).**

6. Elimination of Blight

A matrix showing how the objectives and programs will eliminate blight, using the AB 1290 definition of blight, is provided on the next page.

MATRIX SHOWING RELATIONSHIP BETWEEN OBJECTIVES AND PROGRAMS AND ELIMINATION OF BLIGHT

Objective/Program	Physical Conditions				Economic Conditions					Infrastructure
	Unsafe Buildings	Hinder Economic Viability	Incompatible Uses	Irregular Lots	Impaired Improvements	Business Vacancies	Lack of Commercial Facilities	Residential Overcrowding	High Crime Rate	Inadequate Public Improvements
Transportation Systems Improvements		X			X	X	X			X
Downtown Revitalization	X	X	X	X	X	X	X			X
Affordable and Safe Housing	X	X	X	X	X			X	X	X
Beautification and Maintenance		X			X	X	X		X	X
Public Infrastructure and Utilities		X			X	X	X		X	X