



CITY OF SANTA BARBARA

REDEVELOPMENT AGENCY AGENDA REPORT

AGENDA DATE: October 27, 2009

TO: Chair and Boardmembers

FROM: Housing and Redevelopment Division, Community Development Department

SUBJECT: Amended Redevelopment Agency Fiscal Year 2010 Capital Program

RECOMMENDATIONS: That the Redevelopment Agency Board:

- A. Consider funding allocations to the Redevelopment Agency Capital Program totaling \$1,519,000 and approve the project recommendations for the amended Fiscal Year 2010 Capital Program;
- B. Reprogram \$1,403,758 previously set aside in the Agency's Fiscal Year 2009 ERAF Fund and allocate \$1,403,758 as part of the \$1,519,000 outlined in the amended Capital Program for Fiscal Year 2010; and,
- C. Increase appropriations by \$115,242 in the Agency's General Fund from unappropriated reserves and allocate these funds as part of the \$1,519,000 outlined in the Amended Capital Program for Fiscal Year 2010.

BACKGROUND:

In an effort to address the State of California's 2009 budget crisis, the State implemented a \$350 million Education Revenue Augmentation Fund (ERAF) shift through budget bill 1389. The California Redevelopment Association (CRA) challenged the ERAF shift arguing that the taking was illegal. The CRA legal challenge was successful in Sacramento Superior Court and, at the direction of the CRA, the Agency's Fiscal Year 2009 ERAF payment was not submitted to the County of Santa Barbara. Understanding that a legal resolution of the issue could take months, the Agency Board set aside the proposed ERAF payment of \$1,403,758 in a separate account as part of the Agency's Fiscal Year 2009 Budget adoption. On May 26, 2009, the State of California appealed the Superior Court's decision.

DISCUSSION:

The State budget for Fiscal Year 2010 was passed in late July and included another taking of redevelopment funds totaling over \$2.05 billion statewide over the next two years including over \$6.8 million from the City of Santa Barbara's Redevelopment Agency. Agency staff worked with various City departments to develop a slate of six capital projects which were approved as the Fiscal Year 2010 Capital Program by the Agency Board on September 29. These six projects came from a list of 42 capital projects that were submitted by various City departments for Redevelopment Agency funding consideration. All the projects submitted had merit. The current Fiscal Year 2010 capital program includes the following projects:

Project	Funding
Fire Department Administration Annex	\$3,750,000
Brinkerhoff Lighting	\$200,000
Chase Palm Park Restroom Renovation	\$186,600
Downtown Sidewalk Improvements (Planning & Design)	\$175,000
Downtown Parking Structure (Nos. 2, 9, & 10) Improvements (Planning & Design)	\$150,000
Library Plaza Renovation (Planning & Design)	\$150,000
Total	\$4,611,600

The Agency's entire capital program, including the projects approved on September 29, can be found in Attachment 1.

On September 28, 2009, the CRA announced that the State of California has abandoned its appeal of the Sacramento Superior Court ruling. The State's abandonment of the appeal means the ruling in favor of CRA is final. As a result, the \$1,403,758 ERAF obligation that was set aside in the Fiscal Year 2009 budget can now be made available to fund Agency projects and programs that were previously unfunded. Agency staff informed the Agency Board of this exciting news on September 29. Based on approximately \$1.4 million dollars being available, Agency staff also informed the Board that they would develop an expanded list of capital projects for the Agency Board to consider for inclusion in the Fiscal Year 2010 Capital Program.

Agency staff reviewed the remaining 36 unfunded capital projects that were considered for funding at the September 29 meeting and have developed a slate of additionally proposed projects for Fiscal Year 2010.

The projects recommended for inclusion into the amended Fiscal Year 2010 Capital Program total \$1,519,000 in Agency funding and include the following:

- East Cabrillo Sidewalks – Phase II (Milpas to Cabrillo Arts Pavilion): \$600,000 to replace existing sidewalks and landscaping on the beach side of East Cabrillo Boulevard from Milpas Street to Niños Drive. This phase would extend the recently completed sidewalks between Anacapa Street and Milpas Street.
- Chase Palm Park Lighting and Electrical Upgrades - \$569,000 to upgrade the parks electrical system to meet current needs, replace forty (40) light poles, and convert landscape lighting to bollard lighting.
- Waterfront Lighting: \$350,000 for the installation of lighting along the newly renovated breakwater.

Agency staff has also developed two additional project slates for the Board to consider if it desires. The two additional project slates are as follows:

Option A: The proposed projects for inclusion in Option A of the Fiscal Year 2010 Capital Program total \$1,500,800 in Agency funding and include the following projects:

- East Cabrillo Sidewalks: Phase II (Milpas to Cabrillo Arts Pavilion): See description above.
- Chase Palm Park Lighting and Electrical Improvements – See description above.
- Plaza Del Mar Restroom: \$212,000 for the complete renovation of a highly visible and heavily used public restroom in Plaza Del Mar Park adjacent to the band shell. Improvements would be consistent with the Agency-funded public restroom renovation at the base of Stearns Wharf and would include graffiti-resistant materials as well as energy and water conserving fixtures.
- Pershing Park Restroom: \$120,000 for the complete restroom renovation of a highly visible and heavily used public restroom in Pershing Park. Improvements would be consistent with the Agency-funded public restroom renovation at the base of Stearns Wharf and would include graffiti-resistant materials as well as energy and water conserving fixtures.

Option B: The proposed projects for inclusion in Option B of the Fiscal Year 2010 Capital Program total \$1,519,000 in Agency funding and include the following projects:

- East Cabrillo Sidewalks – Phase II (Milpas to Cabrillo Arts Pavilion): See description above.
- Chase Palm Park Lighting and Electrical Improvements – See description above.
- Chase Palm Park Renovation: \$350,000 for improved access per new American's with Disabilities Act standards, replacement of the sail structure, repair stucco, replace signage and playground, improve the lagoon circulation and renovate landscape elements.

FUNDING:

Funding for the Amended Capital Program for Fiscal Year 2010 comes primarily from the previously set aside ERAF funds amounting to \$1,403,758 as well as available reserves in the Agency's General Fund generated in fiscal year 2009 from revenues, primarily interest income, above budgeted amounts.

SUSTAINABILITY IMPACT:

The projects discussed in this Agenda Report will have their greatest impacts on the environment at the point they begin construction. Recognizing the possible impacts, Agency sponsored capital projects incorporate environmentally responsible design and construction techniques including, but not limited to, the specification of recycled content building materials, construction debris recycling processes, and the use of drought tolerant landscaping. These techniques further the City's Sustainability Goals in a variety of ways specific to the individual project and include reducing waste, recycling, and reducing resource consumption.

- ATTACHMENTS:**
1. Current Capital Program Summary (including projects approved on 9/29/09)
 2. Amended Capital Program and Remaining Projects

PREPARED BY: Brian J. Bosse, Housing and Redevelopment Manager

SUBMITTED BY: Paul Casey, Community Development Director

APPROVED BY: City Administrator's Office

**Redevelopment Agency
Current Capital Program Summary**

ATTACHMENT 1

	Project Name	Project Phase	Current Balance
1	Carrillo Recreation Center	Construction	\$6,058,200
2	West Downtown Neighborhood Improvements	Construction	\$3,120,600
3	West Beach Pedestrian Improvements	Construction	\$2,330,700
4	Brinkerhoff Lighting	Construction	\$200,000
5	Fire Station #1 Emergency Operations Center	Construction	\$180,400
6	IPM Sustainable Park Improvements	Construction	\$104,400
7	Historic Rail Car Acquisition/Placement	Construction	\$16,800
8	Community Arts Workshop	Final Design	\$606,000
9	Westside Center Park Improvements	Final Design	\$209,200
10	Police Department Locker Room/HVAC Renovation	Preliminary Design	\$7,507,800
11	Fire Department Administration Annex	Preliminary Design	\$3,750,000
12	Plaza de la Guerra Infrastructure	Conceptual Design	\$2,282,800
13	Mission Creek Flood Control @ Train Depot	Concept Phase	\$2,500,000
14	Chase Palm Park Wisteria Arbor	Concept Phase	\$835,000
15	Mission Creek Flood Control Park Dev.	Concept Phase	\$757,600
16	Helena Parking Lot	Concept Phase	\$500,000
17	Chase Palm Park Restroom Renovation	Concept Phase	\$186,600
18	Downtown Sidewalk Improvements (Ortega, Cota, Haley) - Planning & Design	Concept Phase	\$175,000
19	Downtown Parking Structure Improvements (Parking Structures #2, 9, and 10)	Concept Phase	\$150,000
20	Library Plaza (Planning & Design)	Concept Phase	\$150,000
21	RDA Project Contingency Account	Ongoing	\$1,145,000
22	125 State Street Soil Remediation	Ongoing	\$550,000
23	Visitor Center Condominium Purchase	Pending	\$500,000
24	Housing Opportunity Acquisition Account	Ongoing	\$366,500
25	Housing Fund Contingency Account	Ongoing	\$348,000
26	Lower State Street Sidewalks	Pending	\$335,000
27	Santa Barbara Children's Museum	Ongoing	\$0
			\$34,865,600

Amended Redevelopment Agency Capital Program and Remaining Projects

Project Name	Funding Request	ERAF Return
East Cabrillo Sidewalks	600,000	803,758
Waterfront Lighting	350,000	453,758
Chase Palm Park Renovation	569,000	(115,242)
Total Requests	\$ 1,519,000	
Funds Remaining		\$ (115,242)

Remaining Projects		FY 2010
Project Name (In order of Requested Funding)	Funding Request	(115,242)
Cabrillo Bathhouse Renovation	6,000,000	
Chapala Street Corridor Improvements	2,500,000	
Mason Street Bridge	1,100,000	
Lower Milpas Pedestrian Improvements	850,000	
Haley Corridor/Lower WDT Street Lighting	750,000	
Chase Palm Park Carousel	650,000	
RDA Parking Lot Upgrade at 235 State Street	600,000	
Chase Palm Park Lighting and Electrical	568,100	
Parking Structure No. 10 Public Restroom	500,000	
Mission Lagoon Restoration	500,000	
Staircase Replacement at Lot No.10	400,000	
Lower Mission Creek Historic Study	370,000	
Cabrillo/Anacapa Intersection Improvements	350,000	
De La Vina/Figueroa Intersection Improvements	350,000	
Chase Palm Park Renovation	350,000	
East Beach & West Beach Playground Replacement	350,000	
De La Vina/Canon Perdido Intersection Improvements	350,000	
Parking Lot No.3 Paseo Improvements	300,000	
Cota Street Bridge at Mission Creek	276,000	
Waterfront Coral Tree Entry	250,000	
Plaza Del Mar Restroom	212,000	
Parking Structure No.10 Paseo Improvements	200,000	
Parking Structure No.7 (Library) ADA Improvements	200,000	
State Street Pedestrian Amenity Improvements	175,000	
Cabrillo Ballfields Restroom Renovation	159,000	
Ortega Street Bridge at Mission Creek	150,000	
Haley/Anacapa Intersection Improvements	150,000	
Children's Library - Main Branch	150,000	
Pershing Park Restroom Renovation	120,000	
West Beach Use Analysis & Cap. Improvements	100,000	
Waterfront Pedestrian/Vehicle Area Improvements	100,000	
Downtown Street Lighting Plan	40,000	
Additional Funding for Police Department Renovations	tbd	
RDA Community Grant Process for FY 2010	tbd	
Affordable Housing Activities - Additional Funding	tbd	
Total Funding Request	19,120,100	