Meeting Date: 3/8/11

AGENDA REPORT

City of Santa Clara, California

Agenda Item # 3D/2D RDA 2E RDA/ 2A SA

Santa Clara All-America City 2001

Date: March 7, 2011

To: City Manager for Council Action
Executive Director for Redevelopment Agency Action
Executive Director for Stadium Authority Action

From: Director of Finance
Redevelopment Agency Treasurer
Stadium Authority Treasurer

Subject: Transfer of Capital Improvement Projects and Remaining Appropriations From the Redevelopment Agency to the City and Stadium Authority

EXECUTIVE SUMMARY:

The Redevelopment Agency of the City of Santa Clara (Agency) was created under the Community Redevelopment Law of the State of California. The Agency exists as a public body, separate and distinct from the City, for the purpose of redevelopment of blighted areas in the community, identified by appropriate proceedings set forth in the Community Redevelopment Law.

The Agency has two redevelopment project areas – the Bayshore North Project Area and the University Project Area. Completed redevelopment projects have included the Santa Clara Convention Center Complex, Great America Theme Park, Tasman Drive Bridge over the Guadalupe River, Youth Soccer Park, extension of the San Tomas Aquino Creek Trail, and the Convention Center Ballroom Expansion. Several other capital improvement projects have been created and appropriated but have not yet been completed. Examples include the Walsh Avenue Sanitary Sewer Improvements, Tasman Drive Parking Structure, Northside Branch Library, Agency Stadium Investment, and Downtown Revitalization CIP projects. These and other active Agency projects have been properly authorized and funded under Community Redevelopment Law and are in various stages of completion.

On February 8, 2011 and February 22, 2011, the Agency and the City authorized Cooperation Agreements whereby the City agreed to undertake responsibility for most of the Agency's projects in return for the Agency committing the required tax increment for such projects. The Agency and the Stadium Authority also took action on February 22, 2011 to approve a Cooperation Agreement related to stadium projects and subsequently approved clarifying changes to that Cooperation Agreement on February 28, 2011. The recommended action implements the Cooperation Agreements previously approved by moving the capital improvement projects included in the previously approved Cooperation Agreements to the entity that has assumed responsibility for such projects. Attachment 1 is a listing of all current active Agency capital improvement projects along with the identification of which entity they will be moving under by this action.

POST MEETING MATERIAL

ADVANTAGES AND DISADVANTAGES OF ISSUE:

The recommended action would allow the City and the Stadium Authority to complete previously approved and appropriated Agency capital improvement projects in the event that proposed State legislation is adopted, and removes these projects from the uncertainty involved in working with the successor agencies proposed in the legislation. There are no disadvantages of this action.

ECONOMIC/FISCAL IMPACT:

This action will protect more than $100 million of active Redevelopment Agency projects from possible termination by State of California action. Without this action the implementation of these projects would be subject to approval of the oversight board of the successor agency and may be at risk.

RECOMMENDATION:

1) That the Redevelopment Agency and the Stadium Authority approve the transfer of all stadium-related Agency capital improvement projects and remaining appropriations to the Stadium Authority per Attachment 1.

2) That the Redevelopment Agency and the Council approve the transfer of all non-stadium-related Agency capital improvement projects and remaining appropriations to the City per Attachment 1.

Gary Ameling
Director of Finance
Redevelopment Agency Treasurer
Stadium Authority Treasurer

APPROVED:

for Jennifer Sparacino
City Manager
Executive Director for Redevelopment Authority
Executive Director for Stadium Authority

Documents Related to this Report:
1) Active Redevelopment Agency Projects with New Responsible Entity

Attachment 1
Active Redevelopment Agency Projects With New Responsible Entity

Project ID	Project Title	New Responsible Entity
Bayshore North Redevelopment Project Area		
9038	Convention Center Parking Garage Modification	City of Santa Clara
9043	Tasman Drive Parking Structure	City of Santa Clara
9049	Youth Soccer Park	City of Santa Clara
9052	Golf Course Perimeter Drainage	City of Santa Clara
9054	San Tomas Aquino Creek Trail	City of Santa Clara
9057	Ulistac Natural Area Wetland Mitigation	City of Santa Clara
9058	Yerba Buena Site Development	City of Santa Clara
9059	Convention Center Ballroom Expansion	City of Santa Clara
9060	Northside Branch Library	City of Santa Clara
9068	Convention Center Fire Alarm Upgrade	City of Santa Clara
9069	San Tomas Aquino Creek Trail Spur Trail	City of Santa Clara
9070	Martinson Day Care Center	City of Santa Clara
9072	Walsh Avenue Sanitary Sewer Improvements	City of Santa Clara
9073	Yerba Buena Site Development Fees	City of Santa Clara
9074	Stadium Site Reimbursable Development Fees	Stadium Authority
9075	Agency Stadium Investment	Stadium Authority
9076	RDA Project Major Refurbishment	City of Santa Clara
University Redevelopment Project Area		
9064	Downtown Revitalization	City of Santa Clara
RDA Housing Program		
9110	Housing Administration of Grants to Non-Profit Housing Service Providers	City of Santa Clara
9159	First Time Homebuyers Financing Program	City of Santa Clara
9160	BAREC Senior Housing	City of Santa Clara
9163	SCCo Surplus Site Monroe/San Thomas Expressway	City of Santa Clara
9172	First Time Homebuyer Program Condominium Conversion	City of Santa Clara
9182	Bill Wilson Center - The Commons Project	City of Santa Clara
9186	Downtown Housing	City of Santa Clara
9187	ROEM Corp Housing Project	City of Santa Clara
9188	Charities Housing Acquisition-Rehab Project	City of Santa Clara
RDA Housing 10% Set Aside		
9301	BAREC Land Acquisition Project	City of Santa Clara
9302	Purchase Old Fire Station #6 Site	City of Santa Clara
9305	Neighborhood Conservation & Improvement Program (NCIP) Phase IV	City of Santa Clara
9306	1410 El Camino Real Housing Project	City of Santa Clara
9308	Downtown Housing	City of Santa Clara
9309	Acquisition of City Housing	City of Santa Clara

03/08/11

3A.-E.
2A.-F. (RDA)
2A. (SOSA)
2A. (SA)
2A-B. (HA)

ACTIONS TO PROTECT REDEVELOPMENT AGENCY ASSETS

CITY COUNCIL MEETING

MARCH 8, 2011

Actions Tonight:

- Assignment and Assumption Agreement: Redevelopment Agency Funded Low and Moderate Income Housing Projects
- Conveyance of Agency-owned housing property to the Housing Authority
- Conveyance of Agency-owned property to the City
- Assignment of Agency interest in SOSA-owned property to the City

POST MEETING MATERIAL

Actions Tonight (cont'd)

- Transfer of stadium-related Agency Capital Improvement Projects and appropriations to the Stadium Authority
- Transfer of all other non-stadium-related Agency Capital Improvement Projects and appropriations to the City
- Urgency ordinance amending the Redevelopment Plan for the Bayshore North Project Area, Debt Incurrence Time Limit Deletion (SB 211 Amendment)

Affordable Housing

Securing Affordable Housing Funds

- RDA/CITY "Cooperation Agreement" (Feb 8, 2011) creates Agency indebtedness of housing funds to City. Commits tax increment revenue already received but unencumbered by any existing contractual obligation.
- CITY HOUSING AUTHORITY (Feb 22, 2011) created as separate entity. CHA controlled by Commission composed of Mayor & Council.
- RDA/CITY/CHA approve "Assignment & Assumption Agreement" (March 8, 2011) to transfer Cooperation Agreement to CHA.

Securing Affordable Housing Funds (Cont'd)

Purpose:

- Commits all unencumbered housing funds.
- Keeps decision-making authority with Council – not an "oversight board".

Securing Affordable Housing Lands

TRANSFER TITLE of three Agency-owned properties to Housing Authority:

- 3575 De La Cruz Blvd (former Fire Station #6) future site for Habitat for Humanity project;
- 611 El Camino Real site of HomeSafe Santa Clara transitional housing facility for victims of domestic violence (lease to 2055);
- San Tomas Expway-Monroe Street southwest corner site planning for development proposals expected summer 2011.

Securing Affordable Housing Lands (Cont'd)

Purpose:

- Continuation of project implementation
- Keeps decision-making authority with Council – not an "oversight board"

Redevelopment Agency Properties and Leases

Description Of Properties For Conveyance From The Redevelopment Agency To The City

- Santa Clara Convention Center and bridge to Santa Clara Golf & Tennis Club
  Location: 5001 Great America Parkway
- Hyatt Regency Santa Clara
  Location: 5101 Great America Parkway
- Techmart Meeting Center
  Location: 5201 Great America Parkway

Description Of Properties For Conveyance From The Redevelopment Agency To The City (Cont'd)

- Hilton Santa Clara
  Location: 4949 Great America Parkway
- California's Great America Theme Park (and parking lots)
  Location: 4701 Great America Parkway
- Martinson Child Development Center
  Location: 1350 Hope Drive
- Gateway Office Park
  Location: 5353 Great America Parkway

Capital Improvement Projects

Redevelopment Agency CIP Projects Transferring To City

- Convention Center Parking Garage Modification
- Tasman Drive Parking Structure
- Youth Soccer Park
- Golf Course Perimeter Drainage
- San Tomas Aquino Creek Trail
- Ulistac Natural Area Wetland Mitigation
- Yerba Buena Site Development
- Convention Center Ballroom Expansion

Redevelopment Agency CIP Projects Transferring To City (Cont'd)

- Northside Branch Library
- Convention Center Fire Alarm Upgrade
- San Tomas Aquino Creek Trail Spur Trail
- Martinson Day Care Center
- Walsh Avenue Sanitary Sewer Improvements
- Yerba Buena Site Development Fees
- RDA Project Major Refurbishment
- Downtown Revitalization

Redevelopment Agency CIP Projects Transferring To City (Cont'd)

- Housing Administration of Grants to Non-Profit Housing Service Providers
- First Time Homebuyers Financing Program
- BAREC Senior Housing (2 Projects)
- SCCo Surplus Site Monroe/San Thomas Expressway
- First Time Homebuyer Program Condominium Conversion

Redevelopment Agency CIP Projects Transferring To City (Cont'd)

- Bill Wilson Center - The Commons Project
- Downtown Housing (2 Projects)
- ROEM Corp Housing Project
- Charities Housing Acquisition-Rehab Project
- Purchase Old Fire Station #6 Site
- Neighborhood Conservation & Improvement Program (NCIP) Phase IV

Redevelopment Agency CIP Projects Transferring To City (Cont'd)

- 1410 El Camino Real Housing Project
- Acquisition of City Housing

Redevelopment Agency CIP Projects Transferring To Stadium Authority

- Stadium Site Reimbursable Development Fees
- Agency Stadium Investment