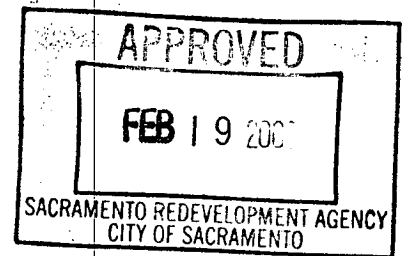


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February 6, 2002



City Council and the Redevelopment Agency of the City of Sacramento
Sacramento, California

Honorable Members in Session:

SUBJECT: APPROVAL OF AN INDIVIDUAL PROJECT AGREEMENT BETWEEN THE REDEVELOPMENT AGENCY OF THE CITY OF SACRAMENTO AND THE CITY OF SACRAMENTO FOR THREE STREET LIGHT PROJECTS AND APPROPRIATION OF \$725,000 FOR OAK PARK REDEVELOPMENT AREA LIGHTS AND \$140,000 FOR FRANKLIN BOULEVARD REDEVELOPMENT AREA LIGHTS

LOCATION & COUNCIL DISTRICT : Council District 5

- Oak Park Redevelopment Area (Broadway Corridor) bounded by 33rd to 36th Streets and 1st to 4th Avenues and along Broadway from Alhambra Boulevard to Martin Luther King Jr. Boulevard;
- Oak Park Redevelopment Area (Stockton Boulevard & 14th Avenue) the streets from Lisetta Avenue to 47th Street between 12th and 14th Avenues and 13th Avenue from 42nd Street to Stockton Boulevard;
- Franklin Boulevard Redevelopment Area (East Side of North City Farms), Sutterville Road on the North, Fruitridge Road on the South, Highway 99 on the East, and Franklin Boulevard on the West;

RECOMMENDATION

Staff recommends that the City Council adopt the attached resolution which:

- a) states that there are no other alternative sources of funding available for this project; and

SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

Redevelopment Agency of the City of Sacramento

February 6, 2002

Page 2

- b) authorizes the City Manager or his designee to enter into an Individual Project Agreement (IPA) with the Redevelopment Agency of the City of Sacramento (Redevelopment Agency).

Staff recommends that the Redevelopment Agency adopt the attached resolution which:

- a) states that the City has determined and the Agency finds that there are no other reasonable means of financing the Street Lighting projects in the Oak Park Redevelopment Area and the Franklin Boulevard Redevelopment Area;
- b) amends the Agency budget to transfer \$125,000 from the Housing Development project – (1999 Oak Park Tax Exempt Capital Improvement Revenue Bond (CIRBs)) proceeds to the Stockton Blvd and 14th Avenue Streetlight Project;
- c) amends the Agency budget to transfer \$600,000 from the Broadway/Stockton Master Plan project – (1999 Oak Park Tax Exempt CIRB) proceeds to the Broadway Corridor Streetlight Project; and
- d) authorizes the Executive Director or her designee to enter into an IPA for the Stockton Boulevard and 14th Avenue, Broadway Corridor and East Side of North City Farms Streetlight Projects with the City of Sacramento for \$865,000.

CONTACT PERSONS

Lisa Bates, Director, City Community Development, 440-1316

Sarah Hansen, Manager, South City Community Development Manager, 440-1399 ext. 1415

FOR COUNCIL MEETING OF

February 19, 2002

SUMMARY

This report recommends that the City Manager and Executive Director be authorized to enter into an IPA between the City and Redevelopment Agency to install streetlights on the Broadway Corridor, in the Stockton Boulevard & 14th Avenue area and in the East Side of North City Farms. This report also amends the Redevelopment Agency budget in order to provide the matching funds to install the streetlights and complete the project in the Oak Park Redevelopment Area. Each of the recommended projects has funding commitments from the

SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

Redevelopment Agency of the City of Sacramento
February 6, 2002
Page 3

City's Streetlight Matching Program. The actions recommended in this report will allocate the resources necessary to leverage these City dollars.

PAC/RAC ACTION

At its January 3, 2001 meeting, the Oak Park Project Area Committee (PAC) approved the Oak Park Area projects. The votes were as follows:

AYES: Aungst, Davis, Hoorazar, Johnson, Lampe, Madison, McCalla, Mendoza, Miller, White, Williams
NOES: None
ABSENT: Harris, Parker

At its November 14, 2001 meeting the Franklin Boulevard PAC approved funding for the Franklin Area project. The votes were as follows:

AYES: Barnes, Biel, Blankenship, Brown, Colla, Cooper, Medina, Pradie, Rooney, Rose, Ryan, Strand
NOES: None
ABSENT: None

COMMISSION ACTION

At its meeting of February 6, 2002, the Sacramento Housing and Redevelopment Commission adopted a motion recommending approval of the attached resolutions. The votes were as follows:

AYES: Amundson, Burns, Castello, Cespedes, Faust, Harland, Hoag, Simon
NOES: None
NOT PRESENT TO VOTE: McCarty
ABSENT: None

SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

Redevelopment Agency of the City of Sacramento

February 6, 2002

Page 4

TABLE OF CONTENTS

BACKGROUND.....	4
FINANCIAL CONSIDERATIONS.....	6
POLICY CONSIDERATIONS.....	6
ENVIRONMENTAL REVIEW.....	7
M/WBE	7
ATTACHMENT I – Individual Project Agreement	8
RESOLUTION (City Council).....	11
RESOLUTION (Redevelopment Agency of the City of Sacramento)	13

BACKGROUND

Prior to 1960, the City did not include street light construction as a requirement for new developments. Approximately 20 percent of the developed area Citywide remains unlighted today. City staff estimates that it will cost \$30 million to light the remaining unlighted, yet developed areas of the City.

In October 1999, City Council approved setting aside \$1 million of the General Fund Capital Improvement Program to establish a Streetlight Matching Program (PN: SM66) to fund street light installation in residential and commercial areas which either have inadequate or no streetlights. On October 10, 2000, City Council approved the criteria for prioritization of the Streetlight Matching Program and issued a call for projects.

Specifically the Streetlight Matching Program matches 50 percent of streetlight costs, up to a maximum of \$125,000 per area. The remaining 50 percent (and any additional gap) may be provided in one of the following ways:

1. Property owners provide a lump sum payment upfront;
2. Property owners obtain a loan from the City, payable over 5-10 years with interest;
3. Property owners establish an assessment district with annual assessments;
4. CDBG or Tax Increment financing; and
5. Other public or private grant funds.

The applications were scored, ranked, and approved at City Council in September 2001. Of the thirteen applications submitted, eight projects received the maximum City match of \$125,000, expending the \$1 million City match funds. The three projects referenced in this report were among those receiving a funding commitment from the City. The actions recommended in this

SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

Redevelopment Agency of the City of Sacramento

February 6, 2002

Page 5

report will allocate the necessary matching funds to leverage City dollars and complete each street lighting project

Broadway Corridor

Historic style streetlights for the Historic Oak Park Commercial District have been a priority for the Oak Park Business Association and the Redevelopment Agency since 1996; however sufficient funds have not been available. In 1998, the Broadway/Stockton Urban Design Plan recommended installing 134 historic streetlights in a nine-block area of the Commercial District; specifically 33rd to 36th streets and 1st to 4th avenues. The total cost for installing these historic streetlights is \$725,000, of which \$600,000 is Oak Park tax increment. Therefore, the Redevelopment Agency will leverage \$600,000 in tax increment funds with \$125,000 from the City's Streetlight Matching Program.

Oak Park Residential Area (Stockton Boulevard and 14th Avenue)

The Oak Park PAC recommended allocation of Oak Park Tax Increment funds as the matching funds for the City's Streetlight Matching Program. The residential neighborhood surrounding Stockton Boulevard and 14th Avenue turned in a petition with signatures requesting streetlights. Redevelopment Agency staff prepared and submitted the application to the City's Streetlight Matching Program and the City's match of \$125,000 was awarded to this \$250,000 project.

Franklin Boulevard (East Side of North City Farms)

In July 2000, the Redevelopment Agency hired a consultant to prepare an Urban Design Master Plan for the Franklin Boulevard corridor. A central focus of the Plan was the preparation of planning and design recommendations for the area known as the East Side of North City Farms. This neighborhood, wedged between Highway 99 and Franklin Boulevard, was severed from its original neighborhood with the construction of the highway in the 1960's. The area suffers from a lack of basic public infrastructure. Given the high incidence of owner-occupants in the neighborhood, the consultant team recommended that the neighborhood be revitalized through the installation of basic infrastructure, the creation of new roadways to increase circulation, and the reconfiguration of existing parcels.

The installation of streetlights is the first phase of improvements targeted for the East Side of North City Farms neighborhood, and will have an immediate impact on the quality of life for the residents. The project cost is \$265,000 utilizing \$140,000 in Franklin Boulevard increment and City CDBG funds and the remainder from the City's Matching Program. The Street Light Matching application for the project ranked second out of thirteen. Additional improvements will be constructed as funding becomes available.

SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

Redevelopment Agency of the City of Sacramento

February 6, 2002

Page 6

FINANCIAL CONSIDERATIONS

Oak Park Redevelopment Area

Staff recommends transferring \$600,000 from the Broadway/Stockton Master Plan project (1999 Oak Park Tax Exempt Capital Improvement Revenue Bond (CIRB) proceeds) to the Broadway Corridor Streetlight Project and \$125,000 from the Housing Development project (1999 Oak Park Tax Exempt CIRB proceeds) to the Stockton Boulevard and 14th Avenue Streetlight Project. The Housing Development funds are additional 80% funds set aside for housing revitalization as requested by Oak Park PAC, not 20% housing set aside funds, which are restricted to low and moderate income housing.

Franklin Boulevard Redevelopment Area

Funds have been previously allocated to this project and include \$60,000 in Franklin Boulevard Tax Increment funds and \$80,000 in 2001 CDBG funds.

As noted, each of the three projects will receive matching funds from the City's Streetlight Matching Program in the amount of \$125,000 in order to fully fund each project.

POLICY CONSIDERATIONS

The Streetlight Matching Program is consistent with the following overall policy of the City of Sacramento 1986 General Plan:

It is the policy of the City to provide a full range of adequate municipal services in order to meet resident and worker needs and to assure a healthy, orderly development and maintenance of its communities. It is important that these services are coordinated with the expected growth of the City.

The Streetlight Matching Program is also consistent with the following City of Sacramento Economic Development Strategy policies:

- Strengthen the linkages between healthy neighborhoods and viable neighborhood commercial corridors.
- Improve the coordination of human and financial resources to maximize economic growth.

The City must first determine that no other means of financing is available before the Agency may apply tax increment funds to a city-funded initiative. In anticipation thereof, and as provided in the attached resolutions, the Agency finds that tax increment funds are necessary to install streetlights in the neighborhoods mentioned above.

SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

Redevelopment Agency of the City of Sacramento
February 6, 2002
Page 7

Installation of streetlights is consistent with the Broadway/Stockton Urban Design Plan and the Franklin Boulevard Urban Design Masterplan.

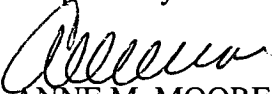
ENVIRONMENTAL REVIEW

The subject of this report does not involve a project that requires compliance with the California Environmental Quality Act (CEQA), as it does not involve an activity that may cause a direct and indirect change in the environment (Public Resources Code Section 21065).

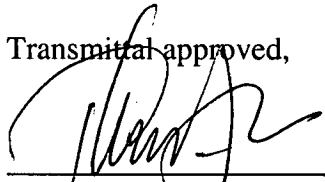
M/WBE CONSIDERATIONS

This project will be consistent with the federal regulations for M/WBE.

Respectfully submitted,


ANNE M. MOORE
Executive Director

Transmittal approved,



ROBERT P. THOMAS
City Manager

APPROVED
FEB 19 2002
OFFICE OF THE
CITY CLERK

CC RESOLUTION NO. 2002-084

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF

**OAK PARK REDEVELOPMENT AREA AND FRANKLIN BOULEVARD
REDEVELOPMENT AREA STREETLIGHT INSTALLATION CONTRACT
FOR SERVICES AND FUNDS**

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF
SACRAMENTO:

Section 1. The City Council of the City of Sacramento finds that there is no other feasible alternative source of funding available for the installation of streetlights in two areas located in the Oak Park Redevelopment Area 1) Broadway Corridor - bounded by 33rd to 36th Streets and 1st to 4th Avenues and along Broadway from Alhambra Boulevard to Martin Luther King Jr. Boulevard and 2) Stockton Boulevard & 14th Avenue - the streets from Lisetta Avenue to 47th Street between 12th and 14th Avenues and 13th Avenue from 42nd Street to Stockton Boulevard and in one area located in the Franklin Boulevard Redevelopment area, the East Side of North City Farms area bounded Sutterville Road on the North, Fruitridge Road on the South, Highway 99 on the East, and Franklin Boulevard on the West.

Section 2. The City Manager is hereby authorized to enter into an Individual Project Agreement with the Redevelopment Agency of the City of Sacramento for the installation of Streetlights in the Oak Park Redevelopment and Franklin Boulevard Redevelopment Area.

Section 3. The City Manager is hereby authorized to amend the Capital Improvement Program budget by appropriating \$785,000 in tax increment funds and \$ 80,000 in CDBG funds derived from the Redevelopment Agency's 2001 Budget to the following streetlight projects 1) the Broadway Corridor, 2) the Stockton Boulevard & 14th Avenue area and 3) the East Side of North City Farm.

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____
DATE ADOPTED: _____

Section 4. The FY01/02 Capital Improvement Program (CIP) is amended per the following budget adjustments:

FUND	AGENCY	ORG	OBJECT	CURRENT BUDGET	REVISED BUDGET	INCREASE (DECREASE)	ACCOUNTING REFERENCE
206	500	SM71	3530	\$0	\$600,000	\$600,000	A
206	500	SM74	3530	\$0	\$125,000	\$125,000	A
206	500	SM68	3530	\$0	\$60,000	\$60,000	A
205	500	SM68	3513	\$0	\$80,000	\$80,000	B
			RB TOTAL	\$0	\$865,000	\$865,000	
206	500	SM71	4820	\$0	\$600,000	\$600,000	C
206	500	SM74	4820	\$0	\$125,000	\$125,000	C
206	500	SM68	4820	\$0	\$60,000	\$60,000	C
205	500	SM68	4820	\$0	\$80,000	\$80,000	D
			EB TOTAL	\$0	\$865,000	\$865,000	

MAYOR

ATTEST:

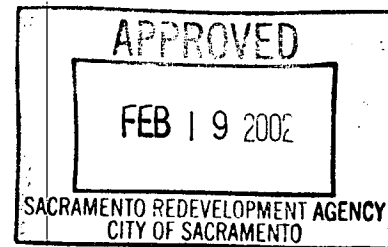
CITY CLERK

(12)

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____



R.A. RESOLUTION NO. 2002-040

ADOPTED BY THE REDEVELOPMENT AGENCY OF THE CITY OF SACRAMENTO

ON DATE OF

**OAK PARK REDEVELOPMENT AREA AND FRANKLIN BOULEVARD
REDEVELOPMENT AREA STREETLIGHT INSTALLATION CONTRACT
FOR SERVICES AND FUNDS**

BE IT RESOLVED BY THE REDEVELOPMENT AGENCY OF THE CITY OF SACRAMENTO:

Section 1. The City Council of the City of Sacramento finds that there is no other feasible alternative source of funding available for the installation of streetlights in two areas located in the Oak Park Redevelopment Area 1) Broadway Corridor - bounded by 33rd to 36th Streets and 1st to 4th Avenues and along Broadway from Alhambra Boulevard to Martin Luther King Jr. Boulevard and 2) Stockton Boulevard & 14th Avenue - the streets from Lisetta Avenue to 47th Street between 12th and 14th Avenues and 13th Avenue from 42nd Street to Stockton Boulevard and in one area located in the Franklin Boulevard Redevelopment area, the East Side of North City Farms area bounded Sutterville Road on the North, Fruitridge Road on the South, Highway 99 on the East, and Franklin Boulevard on the West.

Section 2. The City Manager is hereby authorized to enter into an Individual Project Agreement with the Redevelopment Agency of the City of Sacramento for the installation of Streetlights in the Oak Park Redevelopment and Franklin Boulevard Redevelopment Area.

Section 3. The City Manager is hereby authorized to amend the Capital Improvement Program budget by appropriating \$785,000 in tax increment funds and \$ 80,000 in CDBG funds derived from the Redevelopment Agency's 2001 Budget to the following streetlight projects 1) the Broadway Corridor, 2) the Stockton Boulevard & 14th Avenue area and 3) the East Side of North City Farm.

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____

Section 4. The FY01/02 Capital Improvement Program (CIP) is amended per the following budget adjustments:

FUND	AGENCY	ORG	OBJECT	CURRENT BUDGET	REVISED BUDGET	INCREASE (DECREASE)	ACCOUNTING REFERENCE
206	500	SM71	3530	\$0	\$600,000	\$600,000	A
206	500	SM74	3530	\$0	\$125,000	\$125,000	A
206	500	SM68	3530	\$0	\$60,000	\$60,000	A
205	500	SM68	3513	\$0	\$80,000	\$80,000	B
			RB TOTAL	\$0	\$865,000	\$865,000	
206	500	SM71	4820	\$0	\$600,000	\$600,000	C
206	500	SM74	4820	\$0	\$125,000	\$125,000	C
206	500	SM68	4820	\$0	\$60,000	\$60,000	C
205	500	SM68	4820	\$0	\$80,000	\$80,000	D
			EB TOTAL	\$0	\$865,000	\$865,000	

CHAIR

ATTEST:

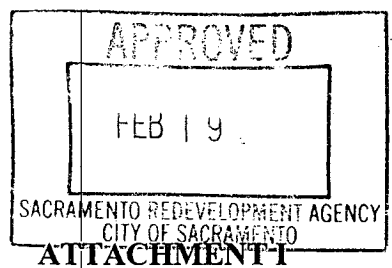
SECRETARY

(14)

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____



**INDIVIDUAL PROJECT AGREEMENT
REGARDING PROVISION OF SERVICES BY THE CITY OF SACRAMENTO**

RECITALS

A. The City of Sacramento ("City") and the Redevelopment Agency of the City of Sacramento and the Housing Authority of the City of Sacramento entered into a Master Project Agreement on April 1, 1984, subsequently amended to include the Sacramento Housing and Redevelopment Agency.

B. In accordance with the Master Project Agreement, the following selected "Agency" desires to have the City provide the services named in Section 1 below.

Selection marked by "X"	Agency
XX	The Redevelopment Agency of the City of Sacramento
	The Housing Authority of the City of Sacramento
XX	Sacramento Housing and Redevelopment Agency

C. The Master Project Agreement authorizes the City Manager and Agency's Executive Director to enter into Individual Project Agreement for provision of City services to be paid for by funds allocated in the Agency's budget or in the City's Community Development Block Grant (CDBG) budget that is administered by the Agency.

D. The Agency shall use the following "Source of Funds" to pay for City's services"

Source of Funds	
	\$125,000 from Housing Development funds from the 1999 Oak Park Tax Exempt CIRBs;
	\$600,000 from the Broadway/Stockton Master Plan Funds from the 1999 Oak Park CIRB
	\$60,000 in Franklin Blvd tax increment funds;
	\$80,000 in 2001 CDBG funds allocated to the Franklin Boulevard Urban Design Plan

AGREEMENT

NOW THEREFORE, Agency and the City agree as follows:

- The "Effective Date" of this Agreement is the following:
-

Effective Date:	
-----------------	--

- The City shall provide the following services by its named departments or divisions ("City Department") on or before the stated completion dates:

Department/Division	Task	Completion Date	Compensation
	Street lighting on Broadway Corridor bounded by 33rd to 36th Streets and 1st to 4th Avenues and along Broadway from Alhambra Boulevard to Martin Luther King Jr. Boulevard		
Public Works	Order 134 Ornamental Streetlights for Oak Park Lighting		\$102,800
Public Works	Install Conduits, conductors in Oak Park		\$381,900

Public Works	Contingency of Construction Cost		\$ 72,800
Public Works	Labor costs- Environmental, Accounting, Design Administration, Project Drafting, Construction administration, Contracts, Construction inspection, Project closeout, Labor Compliance	6/30/03	\$ 42,500
	Total Project Cost on Broadway Corridor		\$600,000
	Street Lights on Stockton Blvd. & 14th Avenue		
Public Works	Install 43 Post Top Streetlights, conduits, & conductors		\$ 47,000
Public Works	Service Pedestal plus extra trenching (3 at \$4500 each)		\$ 13,500
Public Works	Contingency of construction costs		\$ 33,250
Public Works	Labor Costs- Environmental, Accounting, Design Administration, Project Drafting, Construction administration, Contracts, Construction inspection, Project closeout, Labor Compliance	11/29/02	\$ 31,250
	Total project cost on Stockton Blvd and &14th Ave.		\$125,000
	Street lights in East Side of North City Farms		
Public Works	Construction: Installation of new streetlights in the East Side of North City Farms neighborhood, including: <ul style="list-style-type: none"> • 42 streetlights (conductors, conduits) @ \$4,000 each • 3 Service pedestals @ \$4,500 each • Removal of 2 pedestals @ \$1,500 each Total Construction costs = \$184,500 \$80,000 in CDBG funds will be used for the purchase of the streetlights. Labor: Costs associated with implementation of the project including, environmental, accounting, design administration, projects drafting, construction administration, construction inspection, project closeout, and labor compliance. Total Labor costs = \$34,000 Contingency: \$46,500	12/31/03	\$140,000
	Total project cost on East Side of North City Farms		\$140,000

4. Agency shall pay City the forgoing compensation for the respective services. In any event, Agency shall pay not more than the following amount as the total compensation for all services rendered by City under this Agreement:

Total compensation for all services:	\$865,000	
Source of Funds:	\$125,000 from Housing Development funds from the 1999 Oak Park Tax Exempt CIRB (OP Broadway 670 331 3516); \$600,000 from the Broadway/Stockton Master Plan Funds from the 1999 Oak Park CIRB (OP Stockton 670 330 4062); \$60,000 in Franklin Blvd tax increment funds (670 148 4208); and \$80,000 in 2001 CDBG funds allocated to the Franklin Boulevard Urban Design Plan (670 271 3916).	
Payment Schedule:		

5. The respective parties shall also fulfill the following special provisions:

Special Provisions

- 6. The City shall comply with all laws, rules and regulations applicable to the services rendered and the use of the funds from the Funding Source.
 - 7. The City Department shall submit monthly status reports on the services funded by Agency that shall include the name and telephone number of the City Department's contact person.
 - 8. This Agreement may only be amended in writing, duly executed by the City and the Agency.
 - 9. Neither Agency, nor any of its officers or employees, shall be responsible for any damage or liability occurring by reason of anything done or omitted to be done by City under this Agreement. It is also understood and agreed that, pursuant to Government Code Section 895.4, City shall fully indemnify, defend and hold Agency harmless from any liability imposed for injury to persons or property occurring by reason of anything done or omitted to be done by City under or in connection with any work, authority or jurisdiction delegated to City under this Agreement.
 - 10. Neither City, nor any of its officers or employees, shall be responsible for any damage or liability occurring by reason of anything done or omitted to be done by Agency under this Agreement. It is also understood and agreed that, pursuant to Government Code Section 895.4, Agency shall fully indemnify, defend and hold City harmless from any liability imposed for injury to persons or property occurring by reason of anything done or omitted to be done by Agency under or in connection with any work, authority or jurisdiction delegated to Agency under this Agreement.
9. This Agreement may be terminated by either party upon written notice to the other party, effective thirty (30) days following receipt of such notice by the other party. In any event, this Agreement shall terminate upon the expiration of upon completion of all obligations of the parties.

IN WITNESS WHEREOF, the parties have executed this Agreement as of the Effective Date.

CITY OF SACRAMENTO

SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

By: _____
Robert Thomas, City Manager

By: _____
Anne M. Moore, Executive Director

Approved as to form:

City Attorney

Approved as to form:

Agency Counsel

Attest:

City Clerk