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November 4, 1998

Redevelopment Agency of the  
City of Sacramento  
Sacramento, California

Honorable Members in Session:

**SUBJECT:** CITIZEN PARTICIPATION IN THE STOCKTON BOULEVARD  
REDEVELOPMENT PROJECT AREA

**STAFF RECOMMENDATION**

Staff recommends adoption of the attached resolution authorizing the Acting Executive Director to revise the Agency's Citizen Participation procedures in the Stockton Boulevard Redevelopment Area Project Area.

**CONTACT PERSON**

John Dangberg, Director of Community Development, 440-1357  
Jim Hare, Program Manager, 440-1322

**FOR COUNCIL MEETING OF:** November 17, 1998

**SUMMARY**

The Stockton Boulevard Redevelopment Area Project Area Committee (PAC) has recently voted to dissolve and become a committee of the Stockton Boulevard Merchants and Property Owners Association. The Merchants Association has voted to form the committee and appoint those existing PAC members who are willing to serve. The PAC and the Association have approved operating procedures for the new committee.

Under state redevelopment law, the Agency is required to support and maintain a Project Area Committee for three years from the inception of a project area, in this case until August 17, 1997. Since the legal requirement to maintain a PAC has been met, Agency staff supports formal dissolution of the Stockton Boulevard PAC. Agency staff remains committed to citizen participation in the Stockton Boulevard Redevelopment Area.

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# SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

Redevelopment Agency of  
the City of Sacramento  
November 4, 1998  
Page 2

## PROJECT AREA COMMITTEE (PAC)

At its meeting of October 1, 1998, the PAC did not have a quorum, and therefore took no action on this report. However, all PAC members present were in favor of recommendations of this report.

## COMMISSION ACTION

At its meeting of November 4, 1998, the Sacramento Housing and Redevelopment Commission recommended approval of the attached resolution. The votes were as follows:

AYES: Amundson, Castello, Cespedes, Dobbins, Harland,  
Holloway, Simon

NOES: None

ABSENT: Hoag, Newsome, Rotz, Taylor

## BACKGROUND

The Stockton Boulevard Merchants and Property Owners Association (SBMPOA) and the Stockton Boulevard Project Area Committee (PAC) have recently voted to merge. Under the merger agreement the PAC will become the redevelopment committee of SBMPOA. The committee will address and comment on neighborhood issues as well as Agency funded redevelopment projects along Stockton Boulevard.

This merger decision provides an opportunity for change in the way the Agency conducts citizen participation in the Stockton Boulevard Redevelopment Area. Rather than acting as staff to a PAC, Agency staff will attend the meetings of self-organized community groups, including but not limited to this new redevelopment committee. Staff attendance at meetings will be at the request of area community groups. Meeting schedules, agendas, and minutes will be routinely handled by community-based group.

In order to implement this new form of citizen participation, staff recommends that the City Council and Board of Supervisors formally dissolve the PAC. In doing so, the governing boards would be acknowledging SBMPOA and its redevelopment committee as an effective instrument for citizen participation on Stockton Boulevard.

Dissolution of the PAC and formation of the redevelopment subcommittee not only creates a new format for citizen participation; it also fits into SBMPOA's plans to create a property based business improvement district (PBID) on Stockton Boulevard.

# **SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY**

Redevelopment Agency of  
the City of Sacramento

November 4, 1998

Page 3

Although still in an early stage of inception, if the PBID drive is successful it would create a self-funding mechanism for SBMPOA. At present SBMPOA is modestly funded by the Agency and by business license-based collections from the existing Business Improvement District. A PBID would create a more reliable and financially significant source of revenue based on an additional property tax assessment. The redevelopment subcommittee of SBMPOA could play a critical role not only in promoting PBID formation, but also working with the Agency to implement the Broadway and Stockton Urban Design Plan and other Agency-funded projects which would complement the PBID.

## **FINANCIAL CONSIDERATIONS**

Staff time will continue to be allocated to citizen participation efforts in the Stockton Boulevard Redevelopment Area. This change will result in minor administrative cost savings related to clerical, mailing and stipend costs presently associated with staffing the PAC.

## **POLICY CONSIDERATIONS**

For many years, Agency policy has been to support citizen participation by maintaining and staffing PACs in most of its redevelopment project areas. Where the community supports the elimination of standing project area committees, the Agency will seek other avenues to inform and include the citizenry in the redevelopment process. Eliminating project area committees in some redevelopment areas will allow the Agency to devote more staff resources to project implementation.

## **ENVIRONMENTAL REVIEW**

The proposed action does not constitute a project under CEQA per Guidelines Section 15378 (b) (3); NEPA does not apply.

# SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

Redevelopment Agency of  
the City of Sacramento  
November 4, 1998  
Page 4

## M/WBE CONSIDERATIONS

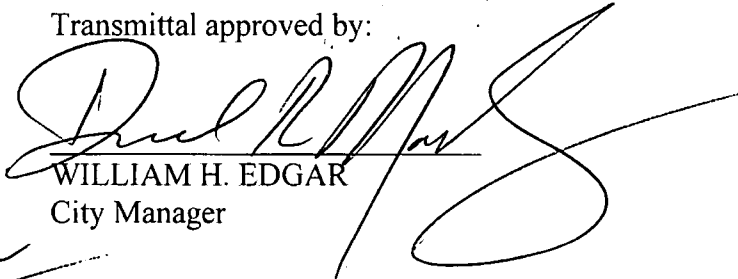
M/WBE considerations are not required with the activity outlined in this report.

Respectively submitted by,



ANNE M. MOORE  
Acting Executive Director

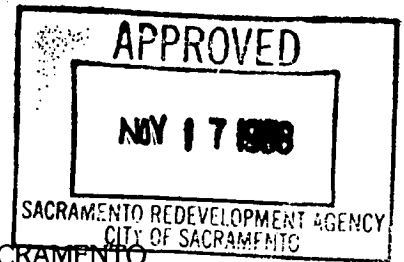
Transmittal approved by:



WILLIAM H. EDGAR  
City Manager



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**RESOLUTION NO. 98-056**

ADOPTED BY THE REDEVELOPMENT AGENCY OF THE CITY OF SACRAMENTO

ON DATE OF \_\_\_\_\_

**STOCKTON BOULEVARD REDEVELOPMENT PROJECT AREA:  
DISSOLVING THE PROJECT AREA COMMITTEE AND  
DEVELOPING NEW CITIZEN PARTICIPATION PROCEDURES**

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

Section 1. Stockton Boulevard Project Area Committee (PAC) is  
hereby dissolved, effective December 31, 1998.

Section 2. The Executive Director is authorized to develop new  
citizen participation procedures in Stockton Boulevard as necessary to include citizen  
comment in the redevelopment process.

\_\_\_\_\_  
CHAIR

\_\_\_\_\_  
SECRETARY

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**FOR CITY CLERK USE ONLY**

RESOLUTION NO.: \_\_\_\_\_

DATE ADOPTED: \_\_\_\_\_

