

Agenda Report

DATE: JUNE 25, 2007

TO: COMMUNITY DEVELOPMENT COMMISSION

THROUGH: FINANCE COMMITTEE

FROM: CYNTHIA J. KURTZ, CHIEF EXECUTIVE OFFICER

SUBJECT: ADOPT RESOLUTIONS APPROVING THE PASADENA COMMUNITY DEVELOPMENT COMMISSION'S FY 2008 ANNUAL OPERATING BUDGET AND FY 2008 WORK PLAN AND APPROVING PAYMENT BY THE PASADENA COMMUNITY DEVELOPMENT COMMISSION FOR A PORTION OF THE COST OF THE SEISMIC REHABILITATION OF THE GLENARM STEAM PLANT OF BENEFIT TO THE DOWNTOWN REDEVELOPMENT PROJECT AREA

RECOMMENDATION

It is recommended that the Pasadena Community Development Commission ("Commission"):

1. Adopt the attached resolution pursuant to Section 33606 of the Health and Safety Code approving the Fiscal Year 2008 Annual Operating Budget including activities to be financed by the low and moderate income housing funds established for each redevelopment project area pursuant to Section 33334.3 of the California Health and Safety Code, and the FY 2008 Work Plan; and
2. Adopt the attached resolution pursuant to Section 33445 of the Health and Safety Code approving the funding of a portion of the cost for the seismic rehabilitation and related remediation of hazardous materials at the Glenarm Steam Plant Building and that said project will be of benefit to the Downtown Redevelopment Project.

COMMITTEE ACTION

The Community Development Committee ("CDC") considered the recommendation regarding the FY 2008 Annual Operating Budget at their regular meeting of May 24,

2007. Following discussion, the CDC voted 4-0 to approve the budget, with three members absent.

SUMMARY

The majority of the budget programs/projects are the same as in past years with the following exceptions for new program enhancement requests:

- \$30,000 to fund Storefront Improvement Program initiatives at selected citywide target area locations. Source of Funds: General
- \$50,000 to fund exploration of development opportunities/infrastructure upgrades in the Old Pasadena Redevelopment Project Area. Source of Funds: Old Pasadena.
- \$60,000 reduction in funds for storefront improvement projects and reallocation of funds for the Washington Theater/Retail project in the Lake/Washington Redevelopment Project Area. Source of Funds: Lake Washington.

The FY 2008 Commission Budget and Work Plan is included as Exhibit A.

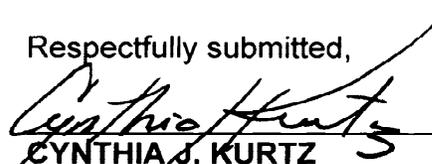
Also as part of the budget recommendation for FY 2008, staff is recommending that the Commission consider and approve a Finding of Benefit for the Downtown Redevelopment Project to direct Downtown Project Area funds in an amount not to exceed \$1,000,000 to costs associated with the seismic rehabilitation and remediation of hazardous materials at the Glenarm Steam Plant Building. The source of funds for the recommendation is the Downtown Project Area fund balance. This recommended action by the Commission has been separately noticed pursuant to the requirements of the Health and Safety Code and a Summary Report detailing the facts supporting the recommended determinations for the Finding of Benefit is included as Exhibit B. A joint resolution of the City Council and Commission regarding the Finding of Benefit is attached.

The FY 2008 budget program detail was presented to the Finance Committee and City Council at their joint meeting June 4, 2007 for review and discussion.

FISCAL IMPACT

Approval of the Commission's annual budget establishes the FY 2008 total Commission budget at \$27,515,193 for projects and program administration.

Respectfully submitted,


CYNTHIA J. KURTZ
Chief Executive Officer

Prepared by:



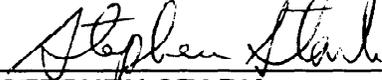
JOHN P. ANDREWS
Senior Project Manager

APPROVED:



RICHARD J. BRUCKNER
Director of Planning & Development

CONCURRED:



STEPHEN STARK
Director of Finance

Attachments:

-Resolution of the Pasadena Community Development Commission Adopting its Fiscal Year 2008 Annual Operating Budget

-Resolution of the City Council and the Community Development Commission of the City of Pasadena Determining that Payment by the Pasadena Community Development Commission for a Portion of the Cost of the Seismic Rehabilitation of the Glenarm Steam Plant Building is of Benefit to the Downtown Redevelopment Project Area

Exhibits:

- A. Pasadena Community Development Commission FY 2008 Annual Budget and Work Plan
- B. Summary Report Regarding Payment by the Community Development Commission for a Portion of the Seismic Rehabilitation of the Glenarm Steam Plant Building of Benefit to the Downtown Redevelopment Project

RESOLUTION NO. _____

**A RESOLUTION OF THE
PASADENA COMMUNITY DEVELOPMENT COMMISSION
ADOPTING ITS FISCAL YEAR 2008
ANNUAL OPERATING BUDGET**

WHEREAS, Section 33606 of the California Health and Safety Code requires the Pasadena Community Development Commission ("Commission") to adopt an annual budget containing specific information for each redevelopment project area pursuant to Section 33334.3 of the California Health and Safety Code;

WHEREAS, the Commission's proposed Fiscal Year 2008 Annual Operating Budget was reviewed and recommended for approval on May 24, 2007 by the Pasadena Community Development Committee.

NOW, THEREFORE, be it resolved by the Pasadena Community Development Commission as follows:

1. The proposed Annual Operating Budget of the Pasadena Community Development Commission for Fiscal Year 2008 in the form presented at this meeting is hereby adopted as the annual budget for the year ending June 30, 2008, and the Commission hereby appropriates such funds as are necessary to meet the proposed expenditures and debt service, and implements the proposed work program of the Commission for Fiscal Year 2008.
2. In accordance with Section 33334.3 (d) of the Health and Safety Code, the Commission hereby finds and determines that the planning and administrative expenses funded by the Low- and Moderate-Income Housing Trust Funds of the Commission's several redevelopment projects are necessary for the production, improvement or

preservation of low and moderate income housing within the community of the City of Pasadena.

3. All appropriations for prior periods shall remain in effect and be available for encumbrances and expenditures along with appropriations for the same purpose as set forth in the budget for Fiscal Year 2008.

ADOPTED at the _____ meeting of the Pasadena Community Development Commission on this _____ day of _____, 2007, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

JANE L. RODRIGUEZ
Secretary

APPROVED AS TO FORM:


Ass't City Attorney

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL AND THE COMMUNITY DEVELOPMENT COMMISSION OF THE CITY OF PASADENA DETERMINING THAT PAYMENT BY THE PASADENA COMMUNITY DEVELOPMENT COMMISSION FOR A PORTION OF THE COST OF THE SEISMIC REHABILITATION OF THE GLENARM STEAM PLANT BUILDING IS OF BENEFIT TO THE DOWNTOWN REDEVELOPMENT PROJECT AREA

RECITALS:

WHEREAS, the Pasadena Community Development Commission (the "Commission") is a redevelopment agency, authorized to transact business and exercise its powers, all under and pursuant to the Community Redevelopment Law of the State of California, being Part 1 of Division 24 (commencing with Section 33000) of the California Health and Safety Code, as amended (the "Law"), and to incur indebtedness for the purpose of financing certain redevelopment activities within and for the benefit of its redevelopment project areas; and

WHEREAS, a Redevelopment Plan for a redevelopment project known and designated as the Downtown Redevelopment Project (the "Project Area") has been duly approved and adopted by the City Council of the City of Pasadena (the "City Council"); and

WHEREAS, the Commission proposes to utilize revenues from the Downtown Redevelopment Project Area to fund a portion of the cost of the seismic rehabilitation and related remediation of hazardous materials at the Glenarm Steam Plant Building (the "Project"); and

WHEREAS, pursuant to Section 33679 of the California Health & Safety Code, after notice duly published in accordance with law, the City Council and Community Development Commission held a public hearing on this date and received evidence concerning the allocation of the tax increment revenues from the Project Area to the financing of the Project; and

WHEREAS, there has been made available in the office of the Planning & Development Department, Economic Development Division for two weeks prior to such public hearing for public inspection and copying, at a cost not to exceed the cost of duplication, a summary report which includes all of the following: (i) estimates of the amount of such taxes allocated to the Commission from the Project Area proposed to be used to pay for the Project, including interest payments; (ii) facts supporting the determinations required to be made by the City Council pursuant to California Health and Safety Code Section 33445; and (iii) the redevelopment purpose for which such taxes are

being used to pay for the Project; and

NOW, THEREFORE, THE CITY COUNCIL AND THE COMMUNITY DEVELOPMENT COMMISSION OF THE CITY OF PASADENA HEREBY FIND, DETERMINE, RESOLVE AND ORDER AS FOLLOWS:

Section 1. Recitals. The above recitals, and each of them, are true and correct.

Section 2. Further Findings. The City Council and Commission hereby find and determine that based on the "Summary Report Regarding Payment by the Pasadena Community Development Commission for a Portion of the Cost of the Seismic Rehabilitation of the Glenarm Steam Plant Building of Benefit to the Downtown Redevelopment Project," which Report was made available at the office of the Planning & Development Department, Economic Development Division in connection with the public hearing described in the Recitals hereof, and other information presented to the Commission: (i) the above-described public improvements are of benefit to the Project Area and to the immediate neighborhood in which the Project is located; (ii) the cost of such public improvements will assist in the elimination of one or more blighting conditions inside the Project Area; (iii) the payment of funds for such acquisition of land and the cost of such public improvements is consistent with the Commission's implementation plan adopted pursuant to Health and Safety Code Section 33490; and (iv) no other reasonable means of financing such improvements is available to the City.

Section 3. Approval of Payment. The City Council hereby approves payment by the Commission for the cost of the Project from tax increment revenues of the Commission from the Project Area.

Section 4. Effective Date. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED by the City Council and Community Development Commission of the City of Pasadena at a meeting held on June ____, 2007, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

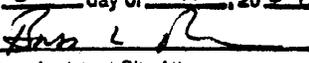
Mayor of the City of Pasadena

ATTEST:

City Clerk of the City of Pasadena

APPROVED AS TO FORM:

This 6TH day of June, 2007

By 
Assistant City Attorney