

Agenda Report

August 16, 2010

TO: Community Development Commission and City Council

FROM: Chief Executive Officer

SUBJECT: JOINT ACTION: ADOPTION OF RESOLUTIONS CONSENTING TO A JOINT PUBLIC HEARING OF THE PASADENA CITY COUNCIL AND PASADENA COMMUNITY DEVELOPMENT COMMISSION ON THE NORTHWEST REDEVELOPMENT MERGER AND VILLA-PARKE PLAN AMENDMENT, TO BE HELD ON OCTOBER 25, 2010 AT 7:30 P.M.

RECOMMENDATION:

It is recommended that the Community Development Commission and City Council adopt a resolution consenting to a joint public hearing on October 25, 2010 for the proposed Merger of the Northwest Redevelopment Project Areas and proposed Amendment No. 4 to the Villa-Parke Redevelopment Plan.

ADVISORY BODY RECOMMENDATION:

On August 12, 2010, the Community Development Committee recommended that the Community Development Commission approve a resolution consenting to a joint public hearing.

BACKGROUND:

On July 26, 2010 the Pasadena Community Development Commission (PCDC) adopted a resolution that authorized the transmittal of the Preliminary Report to the affected taxing entities and responsible agencies. As indicated at the July 26 Commission meeting, staff is now returning to request that the PCDC and City Council adopt resolutions to set a joint public hearing for October 25, 2010 to consider the following actions:

1. Joint action to consider resolutions adopting the Negative Declaration and recommending adoption of the Merger/Amendment;
2. Ordinance adopting the Merger (first reading);
3. Ordinance adopting the Amendment (first reading).

The benefit of merging the project areas is twofold. First, it permits tax increment dollars that are generated in one project area to be spent in another project area. Second, a combined project area will significantly increase the overall bonding capacity. Staff will also present a recommended governance structure of the merged area.

COUNCIL POLICY CONSIDERATION:

The recommendation will comply with the General Plan's objective number 10 (Diverse Economy), which encourages the promotion and creation of a diverse economic base that serves residents by providing jobs and City revenue. Furthermore, Policy 10.8 of the General Plan (Regional Economy) is intended to attract and provide for Pasadena's share of the region's economic investment and development.

FISCAL IMPACT:

The cost of the proposed action is negligible. Merging the project areas provides for increased financial flexibility and overall bonding capacity among the project areas. An increase of the Villa-Parke tax increment cap will allow for the collection of approximately \$6.4 million of tax increment funds over the next 4 years to pay for projects and/or programs to eliminate any remaining blight.

Respectfully submitted,



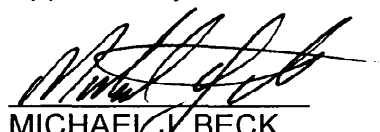
STEVE MERMELL
Assistant City Manager

Prepared by:



David A. Klug, Redevelopment Manager

Approved by:



MICHAEL J. BECK
Chief Executive Officer

Attachments:

Attachment A – Resolution of the Pasadena Community Development Commission
Attachment B – Resolution of the City Council

RESOLUTION NO. _____

A RESOLUTION OF THE PASADENA COMMUNITY DEVELOPMENT COMMISSION, CONSENTING TO THE JOINT PUBLIC HEARING FOR CONSIDERATION OF THE PROPOSED AMENDMENTS TO MERGE THE ORANGE GROVE, LINCOLN AVENUE, FAIR OAKS AVENUE, VILLA-PARKE, AND LAKE/WASHINGTON REDEVELOPMENT PROJECT AREAS INTO THE NORTHWEST MERGED REDEVELOPMENT PROJECT AREA (MERGER) AND TO AMEND THE REDEVELOPMENT PLAN FOR THE NORTHWEST MERGED REDEVELOPMENT PROJECT AREA (VILLA-PARKE COMPONENT AREA) TO INCREASE ITS TAX INCREMENT LIMIT UPON ADOPTION OF THE MERGER.

WHEREAS, the Pasadena Community Development Commission (the "PCDC") 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, the PCDC is proposing to adopt amendments to merge the Orange Grove, Lincoln Avenue, Fair Oaks Avenue, Villa-Parke, and Lake/Washington Redevelopment Project Areas into the Northwest Merged Redevelopment Project Area ("Merger") and amend the Redevelopment Plan for the Northwest Merged Redevelopment Project Area (Villa-Parke Component Area) to increase its tax increment limit upon adoption of the Merger (collectively, "the Amendments"); and

WHEREAS, in accordance with Section 33458 of the Community Redevelopment Law, a joint public hearing may be held with the consent of the City Council of the City of Pasadena and the PCDC to consider the proposed Amendments; and

WHEREAS, the joint public hearing must be held no earlier than thirty (30) days after the required notices of the joint public hearing are published and mailed in accordance with section 33452 of the Community Redevelopment Law; and

WHEREAS, all other legal prerequisites to the adoption of this Resolution have occurred.

NOW, THEREFORE, THE PCDC DOES RESOLVE AS FOLLOWS:

Section 1: The PCDC hereby consents to the joint public hearing, which shall be held no earlier than thirty (30) days after the required notices are published and mailed in accordance with section 33452 of the Community Redevelopment Law.

ADOPTED at the _____ meeting of the PCDC on this _____ day of _____, 2010, by the following vote:

AYES:

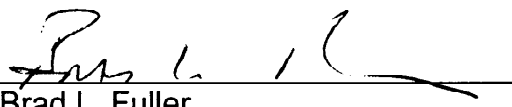
NOES:

ABSENT:

ABSTAIN:

MARK JOMSKY
Secretary

APPROVED AS TO FORM:



Brad L. Fuller
Assistant General Counsel

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PASADENA, CONSENTING TO THE JOINT PUBLIC HEARING FOR CONSIDERATION OF THE PROPOSED AMENDMENTS TO MERGE THE ORANGE GROVE, LINCOLN AVENUE, FAIR OAKS AVENUE, VILLA-PARKE, AND LAKE/WASHINGTON REDEVELOPMENT PROJECT AREAS INTO THE NORTHWEST MERGED REDEVELOPMENT PROJECT AREA (MERGER) AND TO AMEND THE REDEVELOPMENT PLAN FOR THE NORTHWEST MERGED REDEVELOPMENT PROJECT AREA (VILLA-PARKE COMPONENT AREA) TO INCREASE ITS TAX INCREMENT LIMIT UPON ADOPTION OF THE MERGER.

WHEREAS, the Pasadena Community Development Commission (the "PCDC") 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, the PCDC is proposing to adopt amendments to merge the Orange Grove, Lincoln Avenue, Fair Oaks Avenue, Villa-Parke, and Lake/Washington Redevelopment Project Areas into the Northwest Merged Redevelopment Project Area ("Merger") and amend the Redevelopment Plan for the Northwest Merged Redevelopment Project Area (Villa-Parke Component Area) to increase its tax increment limit upon adoption of the Merger (collectively, "the Amendments"); and

WHEREAS, in accordance with Section 33458 of the Community Redevelopment Law, a joint public hearing may be held with the consent of the City Council of the City of Pasadena and the PCDC to consider the proposed Amendments; and

WHEREAS, the joint public hearing must be held no earlier than thirty (30) days after the required notices of the joint public hearing are published and mailed in accordance with section 33452 of the Community Redevelopment Law; and

WHEREAS, all other legal prerequisites to the adoption of this Resolution have occurred.

NOW, THEREFORE, THE CITY COUNCIL DOES RESOLVE AS FOLLOWS:

Section 1: The City Council hereby consents to the joint public hearing, which shall be held no earlier than thirty (30) days after the required notices are published and mailed in accordance with section 33452 of the Community Redevelopment Law.

ADOPTED at the _____ meeting of the City Council of the City of Pasadena on this _____ day of _____, 2010, by the following vote:

AYES:

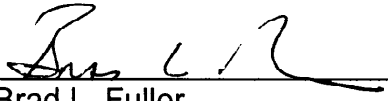
NOES:

ABSENT:

ABSTAIN:

MARK JOMSKY
City Clerk

APPROVED AS TO FORM:



Brad L. Fuller
Assistant City Attorney