

Agenda Report

June 6, 2011

TO: Joint City Council and Pasadena Community Development Commission

THROUGH: Finance Committee (May 23, 2011)

FROM: Michael J. Beck, Chief Executive Officer

SUBJECT: ADOPT A RESOLUTION APPROVING THE PASADENA COMMUNITY DEVELOPMENT COMMISSION'S (PCDC) FY 2012 ANNUAL OPERATING BUDGET AND FY 2012 WORK PLAN; AND CONDUCT A JOINT PUBLIC HEARING ADOPTING A RESOLUTION DETERMINING THAT PAYMENT BY THE PASADENA COMMUNITY DEVELOPMENT COMMISSION FOR PUBLIC IMPROVEMENTS WITHIN OLD PASADENA AND VILLA-PARKE COMMUNITY CENTER IS OF BENEFIT TO THE OLD PASADENA AND VILLA-PARKE REDEVELOPMENT PROJECT AREAS

RECOMMENDATION:

It is recommended, that the City Council and the Pasadena Community Development Commission (Commission) take the following actions:

1. Find that adopting a resolution approving the PCDC operating budget is exempt from the California Environmental Quality Act (CEQA) per Section 15061(b)(3);
2. Adopt a resolution pursuant to Section 33606 of the Health and Safety Code approving the PCDC FY 2012 Annual Operating Budget (as recommended in the City's 2012 Annual Operating Budget) and the FY 2012 Work Plan. The Commission's 2012 Annual Operating Budget includes a transfer to the Housing Department in the amount of \$2,995,466 of low and moderate income funds established for each redevelopment project area pursuant to Section 33334.3 of the California Health and Safety Code.

COMMUNITY DEVELOPMENT COMMITTEE RECOMMENDATION:

On May 26, 2011, the Community Development Committee (CDC) recommended that the Commission and City Council

1. Approve the PCDC FY 2012 Annual Operating Budget and Work Program;
2. Direct staff to collaborate with the Old Pasadena Management District (OPMD) and Public Works Department to evaluate re-directing portions of the proposed \$1 million Central Park improvement project to infrastructure improvements as identified by OPMD;
3. Direct staff to develop long term strategy solution, such as bonded indebtedness, to fund the OPMD priorities and to fund park improvements that support the economic vitality of Old Pasadena.

In regard to recommendation number 2 above, in excess of \$2.2 million is currently appropriated to infrastructure improvements in Old Pasadena; however, much of the actual work has yet to be initiated/completed. On the City Council's agenda for this same evening is a contract award for a portion of this work valued at \$427,000. Staff is currently working with OPMD to prioritize projects and develop an agreed timeline for their completion.

The proposed funding for the Central Park master plan will not impact the schedule for completing Old Pasadena improvements. Moreover, as residential development has increased in the vicinity of Old Pasadena, the need to provide inviting, usable park space has become even more pronounced. The recommended appropriation of \$1 million will allow for implementation of the nearly six year old master plan.

It is also recommended, that the City Council and the Pasadena Community Development Commission (Commission) conduct a joint public hearing to take the following action:

1. Adopt a resolution pursuant to Section 33445 of the Health and Safety Code approving payment by the Commission to allocate funds to implement potential public improvements within the Old Pasadena Project Area as such payment is of benefit to the Old Pasadena Project Area; and to allocate funds to implement potential public improvements within the Villa-Parke Community Center for renovation of the existing gymnasium as such payment is of benefit to the Villa-Parke Redevelopment Project Area.

BACKGROUND:

The majority of the budget programs/projects represent a continuation of prior multiyear efforts to reduce/eliminate blight and enhance economic opportunities and infrastructure. Some of the major expenditures in last year's \$34,917,206 budget included the YWCA acquisition, compilation of the draft Lincoln Avenue Specific Plan, and Old Pasadena infrastructure improvements that included the installation of 8 new street trees, and repair of 359 streetlights and 23 traffic signal poles.

PCDC continues its YWCA acquisition efforts through the court system in order to preserve the historic resource. The Lincoln Avenue Specific Plan Environmental documentation will be completed by November 2012 and Adopted by December 2012. Ongoing efforts to improve Old Pasadena as a sense of place continue through planned public improvements such as upgrades to sewers, culverts, and installation of new street grates as established by the Old Pasadena Streetscapes and Alley Walkways Plan.

The following represent new program enhancement requests for the upcoming budget year, all of which are consistent with the respective Redevelopment Plans:

NEW PROGRAM ENHANCEMENT REQUESTS		
Project Description	Amount	Redevelopment Project Area
YWCA	\$500,000	Downtown
Villa-Parke Community Center Gymnasium Renovations	\$250,000	Villa-Parke
Villa-Parke Development Opportunities	\$1,000,000	Villa-Parke
Lincoln Avenue Specific Plan EIR	\$50,000	Lincoln Avenue
Development Opportunities for Lincoln Washington-A Site or Lincoln Avenue Specific Plan	\$250,000	Lincoln Avenue
Heritage Square Commercial Component	\$50,000	Fair Oaks Ave.
Increase of funding for Lake Washington Storefront Improvement Program	\$60,000	Lake/Washington
Old Pasadena Central Park Improvements	\$1,000,000	Old Pasadena
Total	\$3,160,000	

The breakdown of the full budget is as follows:

FY 2012 PCDC BUDGET		
Description	FY 2012	Percent
Personnel	\$1,324,414	4%
Services and Supplies	\$6,067,847	17.5 %
Equipment	\$959,801	2.5%
Internal Service Charges	\$187,161	0.5%
Principal and Interest	\$21,264,337	62%
Transfers Out	\$4,660,156	13.5%
Total Expenses	\$34,463,716	100%

The proposed FY 2012 Work Plan is located in Attachment B.

COUNCIL POLICY CONSIDERATION:

The PCDC projects and programs are consistent with the Economic Development and Employment Element Goal 1 of the General Plan by providing a sound local economy which attracts investment, increases the tax base, creates employment opportunities for Pasadena residents and generates public revenues. Objective 1.1 addresses revitalization of declining commercial and industrial areas and obsolete facilities through redevelopment, rehabilitation and other available means.

ENVIRONMENTAL ANALYSIS:

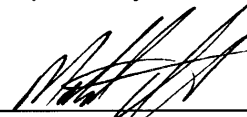
Under the CEQA Guidelines Article 5 (Section 15061 (b) (3) describes the "general rule." The general rule states that CEQA applies only to projects which have the

potential for causing a significant effect on the environment. In this case, adopting a budget does not have the potential of impacting the environment. Any project that results from the use of the PCDC budget shall be reviewed under its own merits at the time of project submittal for purposes of CEQA. As such, approval of the budget can be seen with certainty to have no significant effect on the environment. Any future project that results from the use of the PCDC budget shall be reviewed under its own merits at the time of project submittal for purposes of CEQA.

FISCAL IMPACT:

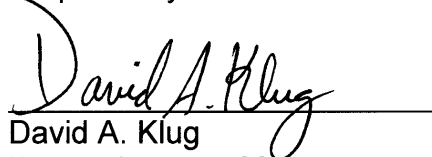
Approval of the Commission's annual budget establishes the FY 2012 total Commission budget at \$34,463,716 for projects and program administration. Sufficient funding is available in each of the respective Redevelopment Project Areas to finance the proposed projects and program administration.

Respectfully submitted,



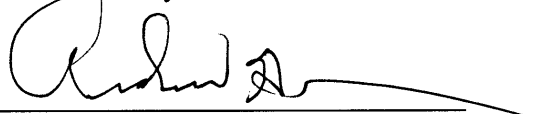
MICHAEL J. BECK
Chief Executive Officer

Prepared by:



David A. Klug
Redevelopment Manager

Concurred by:



ANDREW GREEN
Director of Finance

Approved by:



STEVE MERMELL
Assistant City Manager

Attachments:

- Attachment A – Summary Report
- Attachment B – FY 2012 PCDC Work Plan

ATTACHMENT A

SUMMARY REPORT REGARDING PAYMENT BY THE PASADENA COMMUNITY DEVELOPMENT COMMISSION FOR THE RENOVATION OF THE VILLA PARKE COMMUNITY CENTER AND FOR PUBLIC IMPROVEMENTS WITHIN THE OLD PASADENA PROJECT AREA.

DATED: May 12, 2011

Estimate of Taxes

The Pasadena Community Development Commission ("Commission") proposes to pay, using tax increment revenues from the Villa-Parke and the Old Pasadena Redevelopment Project Areas, for the renovation of the Villa-Parke Community Center gymnasium and for the installation of public improvements within Old Pasadena.

The Commission will pay a portion of the total cost of the project from taxes ("tax increment revenues") allocated to the Commission pursuant to California Health and Safety Code Section 33670 (b) from the Project Areas. The total cost of the Villa-Parke gymnasium improvements is \$1,040,000 of which PCDC will fund \$250,000. An allocation of \$1,000,000 million will fund the Central Park improvements and development opportunities in the Old Pasadena Project Area. The amount set forth in this report is based on the current estimates of costs and availability of other funds that the Commission believes are reasonable. Such amounts may vary depending on the actual costs and availability of funds.

1. **Determination of the City of Pasadena ("City") Pursuant to Section 33445 of the Health and Safety Code Regarding Finding of Benefit for the Villa-Parke Community Center gymnasium public improvements:**
 - A. The buildings, facilities, structures, and improvements as described below in "Description of the Project: Villa-Parke Recreation Center are located with the Villa-Parke Project Area and are of benefit to the Villa-Parke Project Area and to the immediate neighborhood in which the project is located in that the public improvements listed below will assist in the ongoing revitalization of the Villa-Parke Project Area, will encourage private sector investment in the area around Villa-Parke, will create job opportunities for residents to work at Villa-Parke and on the construction of the improvements, will promote the economic viability of businesses in the Villa-Parke Project Area as visitors to Villa Parke for events held there will patronize businesses in the area around Villa-Parke, will attract new businesses to the Villa-Parke Project Area due to the increase in economic activity in the area, will assist in retaining existing businesses for the same reason, and will encourage business expansion, all for the health, safety, and welfare of the residents and taxpayers of the Villa Parke Project Area and the City.

Description of the Project: Villa-Parke Recreation Center Boxing Ring Improvements

The project provides for an estimated 4,000-square foot multi-purpose room by reconfiguring and combining the current boxing ring and weight room at the Villa-Parke Community Center. The first floor would be approximately 2,500 square feet and consist of a professional size boxing ring with ringside seating and boxing equipment. The second floor will consist of a mezzanine that will house fitness equipment and two offices.

- B. The buildings, facilities, structures, and Central Park improvements as described below in "Description of the Project: Old Pasadena " are located within the Old Pasadena Project Area and are of benefit to the Old Pasadena Project Area and to the immediate neighborhood in which the project is located in that the renovation of the public improvements listed below will assist in the ongoing revitalization of the Old Pasadena Project Area, will encourage private sector investment in Old Pasadena, will create and retain job opportunities for residents to work at Old Pasadena and on the construction of the improvements, will promote the economic viability of businesses in the Old Pasadena Project Area as the area retains its "sense of place" and visitors are more readily able to find their way to the business and attractions in Old Pasadena and the surrounding neighborhood, will attract more patrons for businesses in Old Pasadena, will attract new businesses to the Old Pasadena Project Area due to the increase in economic activity in the area, will assist in retaining existing businesses for the same reason, and will encourage business expansion, all for the health, safety, and welfare of the residents and taxpayers of the Old Pasadena Project Area and the City.

Description of the Project: Old Pasadena:

In conjunction with the Old Pasadena Management District, tax increment funds will facilitate improvements and upgrades to maintain the "sense of place" for which Old Pasadena is known and will allow the area businesses to remain competitive. Upgraded amenities will include the following as the budget allows:

- Installation of tree grates/street trees
- Installation of pedestrian way finding signage
- Repainting/rehabilitating/replacing dilapidated streetlights
- Rehabilitate and modernize sewers/culverts

Tax increment funds will facilitate improvements identified in the Central Park Master Plan as the budget allows:

- Walkway and path replacement
- Landscaping and irrigation

- Site amenities such as picnic areas, trash receptacles, benches, tables drinking fountains
- Formal garden/plaza
- Improvements to south bowling lawn and removal of the north bowling lawn

2. There is no other reasonable means of financing the buildings, facilities, structures or other improvements available to the community.

Tax increment funds allocated to both the Villa-Parke Recreation Center and to the improvements within the Old Pasadena project area are the last viable source, as the City has no other alternative reasonable means of financing to complete the work given the current financial conditions and the State's ongoing threatened take-aways.

3. The payment of funds for the acquisition of land or the cost of buildings, facilities, structures or other improvements will assist in the elimination of one or more blighting conditions inside the project area or provide housing for low- or moderate- income persons, and is consistent with the implementation plan adopted pursuant to Section 33490.

Though much has been done to eliminate the conditions of blight within the Villa Parke and Old Pasadena Redevelopment Project Areas, there remain a number of blighting influences within the Project Areas that can benefit from the renovation of the Villa Parke Community Center and the public improvements in Old Pasadena. As economic activity increases, existing businesses are retained, and new businesses are encouraged to locate in the Project Areas, blighting influences continue to diminish and the Project Areas improve.

The Commission's Five Year Implementation Plan ("Implementation Plan") was adopted on May 10, 2010. Among the Commission's 2004-2009 General Redevelopment Fund Goals and Objectives are:

GOAL NO. 2 IMPROVE AND CONSTRUCT INFRASTRUCTURE AND PUBLIC FACILITIES WHICH BENEFIT THE PROJECT AREAS

OBJECTIVES:

1. Provide funding for public facilities, such as parking facilities, cultural and convention facilities, civic facilities, health services, transportation, welfare, recreation and commercial services to meet the social needs of persons in each project area in order to achieve an improved total living environment.
2. Provide funding for infrastructure improvements in the public way (including sewer, storm drain, water systems, and surface improvements).

3. Provide funding for programs and activities, which benefit the project areas by reducing traffic congestion, improving public safety, and reducing parking deficiencies.

Moreover, the Implementation Plan proposed the continuation of the following Projects and Programs:

1. Infrastructure Improvements and New Construction: Including emphasis on projects in the Old Pasadena and Downtown Project Areas.

Redevelopment Purpose: Elimination of Blight

The above-described renovation of public improvements, will serve a basic purpose of redevelopment. Redevelopment includes the provision of structures as may be appropriate or necessary in the interest of the general welfare. Another fundamental purpose of redevelopment is to expand employment opportunities and to provide an environment for the social, economic, and psychological growth and well-being of all citizens.

The above-described renovation of public improvements will assist in the ongoing revitalization of the Project Areas, encourage private sector investment, create job opportunities, promote the economic viability of businesses in the Project Areas, attract new businesses, assist in retaining existing businesses, and encourage business expansion, all for the health, safety, and welfare of the residents and taxpayers of the Project Areas and the City.

ATTACHMENT B

**PASADENA COMMUNITY
DEVELOPMENT COMMISSION
FY 2012 WORK PROGRAM**

April 26, 2011

		FAIR OAKS (FUND 802)			ORANGE GROVE REDEVELOPMENT (FUND 803)	
PROGRAM:	FAIR OAKS GENERAL	DEVELOPMENT OPPORTUNITIES	PAC SUPPORT	PROJECT AREA MERGER	NORTHWEST MARKETING PLAN	
BUDGET REQUEST:	\$38,500	\$50,000	\$4,000	\$5,000	\$10,000	
DESCRIPTION:	Pass-thru for Fire Station #36 lease.	Explore Heritage Square retail opportunities.	Support to Project Area Committee for meetings, mailings, etc.	Consultant services to complete consolidation of all Northwest Redevelopment Project areas.	Implement Phase II Marketing Plan (Way-finding and points of interest signage and marketing materials).	
REVENUE SOURCE:	Fire	PCDC	PCDC	PCDC	PCDC	
ASSIGNED TO:	Economic Development	Economic Development	Economic Development	Economic Development	Northwest	
ACCOUNT:	8171-802-452210	8164-802-452210	8164-802-452210	8164-803-452225	8164-803-452227	
	General Admin	Dev. Oppor	Org. & Mgmt Support	Planning	Marketing & Adv.	

Total 38,500 8171
54,000 8164
92,500

Total 15,000 - 8164

LAKE/WASHINGTON REDEVELOPMENT (FUND 806)

PROGRAM NAME:			
PROJECT NAME:	STOREFRONT IMPROVEMENT	LAKE AVENUE BUSINESS DISTRICT	NORTHWEST MARKETING
BUDGET REQUEST:	\$60,000	\$15,000	\$10,000
DESCRIPTION:	Complete storefront improvements	Provide matching funds to support business district begin process of formation of BID.	Implement Phase II Marketing Plan (Way-finding and points of interest signage and marketing materials).
REVENUE SOURCE:	PCDC	PCDC	PCDC
ASSIGNED TO:	Economic Development	Economic Development	Northwest
ACCOUNT:	8172-806-452218	8164-806-452251	8164-806-452216
	Storefront Imprv	Org & Mgm Support	Marketing & Adv.

60,000 8172
 25,000 8164
Total 85,000

LINCOLN AVENUE REDVELOPMENT (FUND 807)					
PROGRAM NAME:	DEVELOPMENT OPPORTUNITIES	LINCOLN AVENUE SPECIFIC PLAN	LINCOLN PAC SUPPORT	BUSINESS SUPPORT	NW MARKETING
	\$250,000 Implementation of LW-A or Lincoln Specific Plan.	\$50,000 Environmental, traffic study, creation and distribution of the plan.	\$4,000 Support for PAC meetings and agenda delivery.	\$15,000 Replacement of banners and support to the Lincoln Avenue Village District events.	\$15,000 Implement Phase II Marketing Plan (Way-finding signage and points of interest signage and marketing materials).
REVENUE SOURCE:	PCDC	PCDC	PCDC	PCDC	PCDC
ASSIGNED TO:	Economic Development	Economic Development	Economic Development	Economic Development	Northwest
ACCOUNT:	8164-807-452258	8164-807-452260	8164-807-452255	8164-807-452256	8164-807-452259
	Dev Opp	Planning	Org & Mgmt	Org & Mgmt	Marketing & Adv
Total	\$334,000	8164			

VILLA PARKE REDEVELOPMENT (FUND 804)

PROGRAM NAME:					
PROJECT NAME:	NW MARKETING	NW SIGNAGE	STOREFRONT IMPROVEMENT	COMMUNITY CENTER	DEVELOPMENT OPPORTUNITIES
BUDGET REQUEST:	\$15,000	\$15,000	\$50,000	\$250,000	\$1,000,000
DESCRIPTION:	Implement Phase II Marketing Plan (Way-finding and points of interest signage and marketing materials).	Design consultant to create Fair Oaks/Orange Grove Specific Plan concept design signage identification.	Implement commercial storefront upgrades per Council-approved focus areas (Orange Grove Blvd. from Garfield to Los Robles).	Funding for community center improvements.	Explore development opportunities within the Villa Parke project area.
REVENUE SOURCE:	PCDC	PCDC	PCDC	PCDC/CIP	PCDC
ASSIGNED TO:	Northwest	Economic Development	Economic Development	Economic Development	Economic Development
ACCOUNT:	8164-804-452228	8164-804-452249	8172-804-452223	8273-804-XXXXXX	8164-804-452245
	Marketing & Adv	Marketing & Adv	Rehabilitation	Public Improvement	Dev Oppor

1,030,000 8164
 50,000 8172
 250,000 8273

Total 1,330,000

DOWNTOWN REDEVELOPMENT PROJECT - CENTRAL AREA (FUND 801)								
PROGRAM NAME:	RETAIL RECRUITMENT & SURVEYS	YWCA	DEVELOPMENT OPPORTUNITIES	STOREFRONT IMPROVEMENT PROGRAM	CENTRAL DISTRICT MARKETING	WAY FINDING SIGNAGE	ORGANIZATION SUPPORT	
PROJECT NAME:								
BUDGET REQUEST:	\$30,000	\$500,000	\$50,000	\$25,000	\$90,000	\$100,000	\$115,000	
DESCRIPTION:	Attract new retail tenants who will enhance the economic health and vitality of the downtown central area.	Funding for repairs and security; RFQ/RFP and legal services	Explore opportunities in the Central Area to implement Specific Plan.	Implement 1 to 3 commercial storefront upgrades within the Downtown Central area.	City contribution to joint retail marketing effort related to increased regional competition.	Work in collaboration with Transportation, Public Works and Business Stakeholders to implement a comprehensive way-finding (parking, shopping, services, districts) signage program. Project will be phased and will include pedestrian and vehicular efforts.	Support of the Playhouse District Property Owner-Based Improvement District (PBID) through 2012 -2017.	
REVENUE SOURCE:	PCDC/Rental Income	PCDC	PCDC/Rental Income	PCDC/Rental Income	PCDC	PCDC/CIP	PCDC	
ASSIGNED TO:	Economic Development	Economic Development	Economic Development	Economic Development	Economic Development	Economic Development	Economic Development	
ACCOUNT:	8164-801-452116-PD 8164-801-452141-SL	8164-801-XXXXXX	8164-801-452118	8172-801-452144	8164-801-452125	8164-801-452138	8164-801-452120	
	Retail Recruitment	Planning	Planning	Public Improv	Marketing&Adv	Planning	Org. Support	
							\$885,000 8164 25,000 8172 Total <u> </u> \$910,000	

BUSINESS DEVELOPMENT			
PROGRAM NAME:	BUSINESS OUTREACH	ECONOMIC COLLABORATION	ECONOMIC DEVELOPMENT STRATEGIC PLAN & TECHNOLOGY INITIATIVES
PROJECT NAME:			
BUDGET REQUEST DESCRIPTION	\$40,000 Corporate retention program for top revenue and job producing companies which includes: 1) Conduct 4 Valued Pasadena Partners Breakfasts; 2) Host 5 to 7 UCLA/Rose Bowl games; 3) conduct 9 Art of Small Business Workshops; 4) Conduct 4 Office Lobby visits; and 5) Perform 2-3 Street Visitation programs	\$15,000 Membership in the San Gabriel Valley Economic Partnership (\$10,000) and LA-EDC \$500	\$85,000 Implementation of Economic Development Strategic Plan; green technology job support.
REVENUE SOURCE:	PCDC	PCDC	PCDC
ASSIGNED TO:	Economic Development	Economic Development	Economic Development
ACCOUNT:	8164-801-451310	8164-801-451320	8164-801-451340
	Business Development	Business Development	Business Development
Total	\$230,000	8164	8164

OLD PASADENA REDEVELOPMENT (FUND 805)					
PROGRAM/PROJECT NAME:	RETAIL RECRUITMENT & SURVEYS	MANAGEMENT DISTRICT SUPPORT	WAYFINDING SIGNAGE	CENTRAL PARK	DEVELOPMENT OPPORTUNITIES
PROJECT NAME:					
BUDGET REQUEST DESCRIPTION	\$15,000 Attract new retail tenants who will enhance the economic health and vitality of the Old Pasadena District.	\$89,204 Support of Old Pasadena Property Owner-based Improvement District (PBID)	\$100,000 Provide a comprehensive wayfinding signage program.	\$1,000,000 Funding for Central Park improvements.	\$100,000 In conjunction with the Old Pasadena Management District, facilitate improvements and upgrades to maintain the sense of place and continue to remain competitive. Upgraded amenities may include: tree grates/street trees; pedestrian way finding signage; repainting/repairing dilapidated streetlights; repair sewers/culverts.
REVENUE SOURCE:	PCDC	PCDC	PCDC/CIP	PCDC/CIP	PCDC
ASSIGNED TO:	Economic Development	Economic Development	Economic Development	Economic Development	Economic Development
ACCOUNT:	8164-805-452126	8164-805-452127	8164-805-XXXXXX	8273-805-XXXXXX	8164-805-452147
	Retail Recruit	Org. & Mgmt Support			Planning
Total	\$304,204 8164				
	\$1,000,000 8273				

RESOLUTION NO. _____

**A RESOLUTION OF THE PASADENA COMMUNITY DEVELOPMENT COMMISSION
ADOPTING ITS FISCAL YEAR 2012 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; and

WHEREAS, the Commission’s proposed Fiscal Year 2012 Annual Operating Budget was reviewed and recommended for approval on May 12, 2011 by the Pasadena Community Development Committee; and

WHEREAS, the Commission has reviewed the proposed Fiscal Year 2012 Annual Operating Budget containing all of the specific information for each redevelopment project area as required by Section 33334.3 of the California Health and Safety Code.

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 2012 in the form presented at this meeting is hereby adopted as the annual budget for the year ending June 30, 2012, 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 2012.

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 2012.

ADOPTED at the _____ meeting of the Pasadena Community Development Commission on this ____ day of June, 2011, by the following vote:

AYES:

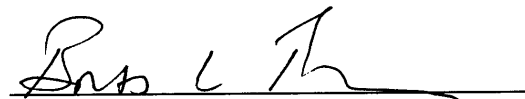
NOES:

ABSENT:

ABSTAIN:

MARK JOMSKY
Secretary

APPROVED AS TO FORM:



Brad L. Fuller
Assistant General Counsel

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL AND THE COMMUNITY DEVELOPMENT COMMISSION OF THE CITY OF PASADENA DETERMINING THAT PAYMENT BY THE PASADENA COMMUNITY DEVELOPMENT COMMISSION TO FUND THE COST OF PUBLIC IMPROVEMENTS WITHIN THE VILLA-PARKE PROJECT AREA FOR THE RENOVATION OF THE VILLA PARKE COMMUNITY CENTER GYMNASIUM IS OF BENEFIT TO THE VILLA-PARKE PROJECT AREA AND TO FUND THE COST OF PUBLIC IMPROVEMENTS WITHIN THE OLD PASADENA PROJECT AREA FOR PUBLIC IMPROVEMENTS WITHIN OLD PASADENA IS OF BENEFIT TO THE OLD PASADENA 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 Villa-Parke Project (The "Villa-Parke Project Area") has been duly approved and adopted by the City Council of the City of Pasadena (the "City Council"); and

WHEREAS, a Redevelopment Plan for a redevelopment project known and designated as the Old Pasadena Project (the "Old Pasadena 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 Villa-Parke Project to fund the cost of renovation of the Villa-Parke Community Center gymnasium (the "Villa-Parke Project"); and

WHEREAS, the Commission proposes to utilize revenues from the Old Pasadena Project Area to fund the cost of public improvements within Old Pasadena (the "Old Pasadena 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 joint public hearing on this date and received

evidence concerning the allocation of the tax increment revenues from the Villa-Parke Project Area to the financing of the Villa Parke Project and tax increment revenues from the Old Pasadena Project Area to the financing of the Old Pasadena 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, a Summary Report which includes all of the following: (i) estimates of the amount of such taxes allocated to the Commission from the Villa-Parke and Old Pasadena Project Areas proposed as payment for the Villa Parke Project and the Old Pasadena 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 Villa-Parke Project and the Old Pasadena 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 THE RENOVATION OF THE VILLA PARKE COMMUNITY CENTER AND FOR PUBLIC IMPROVEMENTS WITHIN THE OLD PASADENA PROJECT AREA," 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 Villa-Parke Project Area and to the immediate neighborhood in which the Villa Parke Project is located; (ii) the cost of such public improvements will assist in the elimination of one or more blighting conditions inside the Villa-Parke Project Area; (iii) the payment of funds for 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. 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 THE RENOVATION OF THE VILLA PARKE COMMUNITY CENTER AND FOR PUBLIC IMPROVEMENTS WITHIN THE OLD PASADENA PROJECT AREA," 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 Old Pasadena Project Area and to the immediate neighborhood in which the Old Pasadena Project is located; (ii) the cost of

such public improvements will assist in the elimination of one or more blighting conditions inside the Old Pasadena Project Area; (iii) the payment of funds for 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 4. Approval of Payment. The City Council hereby approves payment by the Commission for the cost of the Villa-Parke Project from tax increment revenues of the Commission from the Villa-Parke Project Area and for the cost of the Old Pasadena Project from the tax increment revenue of the Commission from the Old Pasadena Project Area.

Section 5. 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 joint meeting held on the ____ day of June 2011, by the following vote:

AYES:

NOES:

ABSENT:


ABSTAIN:

Mayor of the City of Pasadena
Chair

ATTEST:

Mark Jomsky,
City Clerk of the City of Pasadena
Secretary

APPROVED AS TO FORM:



Brad L. Fuller
Assistant City Attorney
Assistant General Counsel