

PLACER COUNTY

REDEVELOPMENT AGENCY

MEMORANDUM

TO: Honorable Members of the Board of Supervisors
FROM: Richard E. Colwell, Chief Assistant CEO *RE Colwell*
DATE: December 9, 2008
SUBJECT: Adopt a Resolution Making Findings to Authorize the Utilization of Tax Increment Proceeds to Finance a Public Improvement (California Health and Safety Code Section 33445) for the Tahoe City Transit Center Project.

ACTION REQUESTED

Adopt a resolution making Findings to authorize the utilization of tax increment proceeds to finance a public improvement (California Health and Safety Code Section 33445) for the Tahoe City Transit Center Project (Project).

BACKGROUND

The Placer County Department of Public Works (DPW) is proposing to construct an inter-modal transit center on United States Forest Service (USFS) property. A Special-Use Permit has been filed with the USFS to utilize their property. The Project includes the design and construction of the transit center, which includes parking for six buses, seating/waiting space for 100 persons, and an enclosed structure for transit patrons, restrooms, a ticket sales and information office, and associated public parking. The Project is adjacent to State Route 89 in Tahoe City and within the Placer County Redevelopment Agency (Agency) North Lake Tahoe Redevelopment Project Area (Project Area).

The total construction cost for the Project is estimated to be \$7,642,000. Funding for the Project will come from combined sources pursuant to the terms of a separate "Memorandum of Understanding for the Tahoe City Transit Center Project" (MOU), which is a separate item on the Board of Supervisors agenda. The Agency proposes to assist in funding a portion of the Project in the amount of \$500,000 from tax allocation bond proceeds.

In order to utilize tax increment proceeds to finance the portion of the Project which are public improvements, California Community Redevelopment Law (Health and Safety Code Section 33445) requires that the legislative body adopt the following three findings:

- a) The public improvements are of benefit to the Project Area or the immediate neighborhood of the Project Area;
- b) no other reasonable means of financing such public improvements are available to the community; and
- c) the Agency's contribution to the cost of the public improvements will assist in elimination of one or more blighting conditions in the Project Area.

The Agency has determined that the Project will be of benefit to the Project Area because it is located in the Project Area and will accommodate the increased parking demand generated by existing and approved development in the Project Area. The Project meets the North Lake Tahoe Redevelopment Plan goal of providing public parking and supporting utilization of transit in the Lake Tahoe Basin. The Agency will provide financing to make the Project feasible and support development of an underutilized piece of property. The Project was identified in the Project Area's Five Year Implementation Plan.

ENVIRONMENTAL STATUS

The adoption of these findings is not a project for purposes of environmental review under the California Environmental Quality Act. The Placer County Board of Supervisors approved the Mitigated Negative Declaration for the Project and a Notice of Determination was filed on January 24, 2006.

FISCAL IMPACT

The Agency's fiscal year 2008/2009 budget has sufficient funds budgeted to cover the cost of the proposed Agency funding of the Project. There is no impact to the County General Fund. The Agency is committed to funding up to \$500,000 for the Project.

RECOMMENDATION

Adopt a resolution making findings to authorize the utilization of tax increment proceeds to finance a public improvement (California Health and Safety Code Section 33445) for the Project.

Attachment: Resolution

cc: Karin Schwab, Deputy County Counsel
James LoBue, Deputy Director, Redevelopment Agency

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Before the Board of Supervisors County of Placer, State of California

In the matter of:

Making findings to authorize the utilization of tax increment proceeds to finance a public improvement (Health and Safety Code Section 33445) for the Tahoe City Transit Center Project

Resol. No:.....

Ord. No:.....

First Reading:

The following Resolution was duly passed by the Board of Supervisors of the County of Placer at a regular meeting held _____,

by the following vote on roll call:

Ayes:

Noes:

Absent:

Signed and approved by me after its passage.

Attest:

Chair, Board of Supervisors

Clerk of said Board

BE IT RESOLVED by the Board of Supervisors of the County of Placer as follows:

Section 1. Pursuant to section 33445 of the Health and Safety Code of the State of California, the Board makes the following findings in support of the Tahoe City Transit Center Project:

- (a) The construction of the Tahoe City Transit Center is of benefit to the North Lake Tahoe Redevelopment Project Area;

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- (b) there is no other reasonable means of completing the financing the Tahoe City Transit Center Project except for tax increment funds; and
- (c) the use of tax increment for the Tahoe City Transit Center Project will result in the elimination of blighting conditions by eliminating or mitigating constraints to development including accessibility constraints that interfere with public transit and associated parking.

BE IT FURTHER RESOLVED, that this resolution shall become effective immediately upon adoption.