

PLACER COUNTY
REDEVELOPMENT AGENCY

MEMORANDUM

TO: Honorable Members of the Redevelopment Agency Board
FROM: Richard Colwell, Redevelopment Director
James LoBue, Deputy Director
DATE: December 9, 2008
SUBJECT: Adopt a Resolution Approving a \$500,000 Inter-Agency Design and Construction Agreement with the Placer County Department of Public Works for the Tahoe City Transit Center, Adopt Findings to Authorize the Utilization of Tax Increment Proceeds to Finance a Public Improvement (California Health and Safety Code Section 33445), and Authorize the Redevelopment Director or Designee to Execute the Agreement.

RS Colwell

ACTION REQUESTED

Adopt a resolution approving a \$500,000 Inter-Agency Design and Construction Agreement (Agreement) with the Placer County Department of Public Works (DPW) for the Tahoe City Transit Center (Project), adopt findings to authorize the utilization of tax increment proceeds to finance a public improvement (California Health and Safety code Section 33445), and authorize the Redevelopment Director or designee to execute the agreement.

BACKGROUND

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 enclosed structure for transit patrons, restrooms, ticket sales and information office, and associated public parking (with capital project). 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 based on funding awards from the Federal Transit Administration, State Transportation Bonds, Caltrans Bicycle Transportation, County Traffic Impact Fees, the North Lake Tahoe Resort Association, and TRPA Air Quality Mitigation. The Agency proposes to assist in funding a portion of the Project in the amount of \$500,000.

The Agency is seeking approval to enter into an Agreement with the County which outlines the conditions of the transfer of Agency funds to the Project. The County, in a separate item on this Agenda, will seek authorization to utilize funds from the Agency to support the design and construction of the Capital Project.

In order to utilize Agency tax increment proceeds to finance County public improvements, California Community Redevelopment Law (Health and Safety Code Section 33000 et seq.) requires that the legislative body adopt the following three findings;

1. The public improvements are of benefit to the Project Area or the immediate neighborhood of the Project Area;
2. no other reasonable means of financing such public improvements are available to the community; and
3. 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 Project was identified in the Project Area's Five Year Implementation Plan. The Agency will provide financing to make the Project feasible.

ENVIRONMENTAL STATUS

The proposed agreement is an administrative action and exempt from environmental review under the California Environmental Quality Act per Guidelines, Section 15060. The Placer County Board of Supervisors approved the Environmental Impact Report, a statement of findings, and Conditional Use Permit No. 2657 for the Project on January 24, 2006.

FISCAL IMPACT

The Agency's fiscal year 2008/2009 budget has sufficient tax allocation bond proceeds budgeted to cover its portion of the cost 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 approving a \$500,000 Agreement with DPW for the Project, adopt findings to authorize the utilization of tax increment proceeds to finance a public improvement (California Health and Safety code Section 33445), and authorize the Redevelopment Director or designee to execute the agreement.

Attachments: Resolution
Map
Inter-Agency Design and Construction Agreement

cc: Karin Schwab, Agency Counsel

CONTRACT/AGREEMENT
FOR REVIEW ONLY AT
THE CLERK OF THE BOARD

1030

**Before the Placer County
Redevelopment Agency Board of Directors
County of Placer, State of California**

In the matter of:

Approving a \$500,000 Inter-Agency Design and Construction Agreement with the Placer County Department of Public Works for the Tahoe City Transit Center, adopt findings to authorize the utilization of tax increment proceeds to finance a public improvement (California Health and Safety Code Section 33445), and authorize the Redevelopment Director or designee to execute the agreement

Resol. No:.....

Ord. No:.....

First Reading:

The following Resolution was duly passed by the Redevelopment Agency Board 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, Agency Board

Clerk of said Board

WHEREAS, the Redevelopment Plan for the North Lake Tahoe Redevelopment Project Area (Project Area) was adopted by the Placer County Board of Supervisors on July 16, 1996 by Ordinance No. 4753-B; and

WHEREAS, the Redevelopment Agency (Agency) has prepared an Implementation Plan for the North Lake Tahoe Redevelopment Project Area (Project Area) which covers the period from 2006 to 2011;

WHEREAS, Placer County Department of Public Works desires to cause to be constructed the Tahoe City Transit Center (Project) within the Project Area;

WHEREAS, the Agency desires to commit \$500,000 of Project Area tax increment bond proceeds toward this Project;

WHEREAS, the Agency desires to enter into an Inter-Agency Design and Construction Agreement (Agreement) with Placer County to transfer \$500,000 to the Project;

WHEREAS, to utilize tax increment bond proceeds to cover its portion of the cost of the Project; and

WHEREAS, California Health and Safety Code, Section 33445 requires that the Agency adopt 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.

WHEREAS, the Agency has determined that the Project will be of benefit to the Project Area because it will accommodate the increased public parking, the Project meets the Redevelopment Plan goal of eliminating or mitigating constraints to providing transit within the community, the development of public parking was noted in the Project Area's Five Year Implementation Plan, and the Agency will provide gap financing for the Project to make the Project feasible.

WHEREAS, the Agency has sufficient funds budgeted to cover the financial commitment in the Agreement; and

WHEREAS, the proposed Agreement is an administrative action and exempt from environmental review under the California Environmental Quality Act per Guidelines Section 15060. The Placer County Board of Supervisors approved the Environmental Impact Report, a statement of findings, and Conditional Use Permit No. 2657 for the Project on January 24, 2006.

NOW, THEREFORE, BE IT RESOLVED by the Agency Board that all the evidence presented has been duly considered, the findings, including environmental findings regarding this action as stated in the staff report that accompanies this resolution, are approved.

BE IT FURTHER RESOLVED by the Agency Board as follows:

Pursuant to section 33445 of the Health and Safety Code of the State of California, the Agency makes the following findings in support of the Project:

- (a) The construction of the transit center is of benefit to the Project Area;
- (b) there is no other reasonable means of completing the financing the Project except for tax increment bond proceeds;
- (c) the use of tax increment bond proceeds for the Project will result in the elimination of the following blighting conditions by eliminating or mitigating constraints to development including accessibility constraints that interfere with proper development by providing public parking and transit center services; and
- (d) the Project is in compliance with, and such tax increment bond proceeds use is consistent with, the North Lake Tahoe Area Redevelopment Plan and the Five Year Implementation Plan.

BE IT FURTHER RESOLVED that the Agency Board approves adoption of a resolution approving the Agreement between the Agency and Placer County Department of Public Works in the amount of \$500,000 and authorizes the Redevelopment Director or designee to execute the Agreement.

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

Please replace with colored map - Marks Area



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Tahoe City Transit Center