

SUMMARY REPORT PURSUANT TO
SECTION 33679 OF
CALIFORNIA HEALTH AND SAFETY CODE

on funding for the

POLICE STATION RENOVATION
215 E. FIGUEROA STREET

Prepared by

Redevelopment Agency of the City of Santa Barbara

May 26 2010

INTRODUCTION

The purpose of this report is to provide a summary of the proposed use of tax increment funding under consideration by the Santa Barbara City Redevelopment Agency (Agency) for the City Police Station Renovation project.

As required by the State of California Community Redevelopment Law (CRL) Section 33679, this report contains three sections as summarized below:

1. Estimates of the amount of taxes proposed to be used to pay for capital improvements. This section includes a brief table identifying the estimated taxes that would be used to pay for the seismic and structural analysis by Coffman Engineers, the building assessment services by Paul Poirier and Associates Architects, and the management services by City staff.
2. Determinations/Findings by the Agency. This section sets forth the facts supporting the determinations required to be made by the legislative body pursuant to CRL §33445.1.
3. Redevelopment Purpose. This section sets forth the redevelopment purpose for which the taxes are being used to pay for the capital improvements.

A public hearing is scheduled for June 8, 2010, to consider the adoption of a Resolution of the Redevelopment Agency of the City of Santa Barbara approving and adopting the findings required by Health and Safety Code Section 33445.1 for Redevelopment Agency funding of capital improvements for the Police Station renovation located outside and not contiguous to the Central City Redevelopment Project Area and authorizing certain other actions.

1. ESTIMATES OF THE AMOUNT OF TAXES PROPOSED TO BE USED FOR CAPITAL IMPROVMENTS

Pursuant to CRL §33679.a, this document shall provide an estimate of the tax increment funding being considered for the project. The Police Station renovation project includes, but is not limited to, seismic and structural upgrades of the police station headquarters at 215 E. Figueroa Street, interior remodeling to upgrade the locker and exercise rooms, installation of an emergency generator and new heating, ventilation, air conditioning (HVAC) and electrical system.

Based on presentations to the Agency Board on July 1, 2008 and on December 16, 2008, the estimated cost for completion of the entire renovation project would be approximately \$8 million.

2. DETERMINATIONS/FINDINGS BY THE AGENCY

Pursuant to CRL §33679.b, the summary report shall set forth the facts supporting the determinations required to be made by the Redevelopment Agency pursuant to CRL §33445.1. Provided below are findings under CRL §33445.1.(a).1-5 that would be made by the Redevelopment Agency Board:

[CRL §33445.1.a.(1)] The Police Station Renovation is of primary benefit to the Central City Redevelopment Project Area (“CCRP”) because the Police Station is located half of a block from the CCRP and provides public safety services to the CCRP. The existing Police Station is ageing and inadequate to serve the public safety needs of the residents, visitors and businesses located within the CCRP. The Police Station must be renovated in order to efficiently address the public safety needs of the residents, visitors and businesses located within the CCRP.

[CRL §33445.1.a.(2)] The Police Station Renovation will help eliminate blight within the CCRP by ensuring that adequate and efficient public safety is continually provided within the CCRP. Increasing the safety and security of residents, visitors and businesses within the CCRP will generate increased pedestrian, commercial and visitor activity which will itself lead to increased investment and the elimination of blight and the factors that lead to blight in the CCRP.

[CRL §33445.1.a.(3)] No other reasonable means of financing the Police Station Renovation is available to the community. Funds from general obligation bonds, revenue bonds, special assessment bonds and Mello-Roos Community Facilities Act bonds, are not available and issuance of new debt by the City to finance the Police Station Renovation is not feasible. The City, along with the state of California and federal government, is facing an economic crisis of historic proportions and is, therefore, unable to devote declining General Fund revenues to fund public improvements. Taxpayers, also suffering from record unemployment levels and increased living costs, are unable and unwilling to increase taxes, even to finance necessary public safety improvements.

[CRL §33445.1.a.(4)] The payment of funds for the Police Station Renovation is consistent with the Agency’s 2010-2014 Implementation Plan adopted pursuant to Section 33490 which provides as follows:

“Police Department Building Renovations: Seismic and structural upgrades of the police station headquarters at 215 E. Figueroa Street. Interior remodeling would upgrade the locker and exercise rooms, install an emergency generator and new heating, ventilation and air conditioning (HVAC) and electrical system. This project will eliminate blight that begins with the degradation of infrastructure and will prevent blight by providing safe and well-maintained support facilities for emergency response within the Project Area.”

[CRL §33445.1.a.(5)] The Police Station Renovation is provided for in the Agency’s Redevelopment Plan. The Redevelopment Plan provides as follows:

“Section 415 Public Improvements: The Agency is authorized to cause, provide, or undertake, or to make provision with any person or public entity for the installation or construction of such public improvements and public utilities including placing said utilities underground either within or without the Project Area as are necessary to carry out this Plan. Such public improvements include, but are not limited to, streets, curbs, gutters, sidewalks, street lights, sewers, storm drains, traffic signals, street trees, electrical distribution systems, communications systems, natural gas distribution systems, water distribution systems, fire hydrants, parks and playgrounds and public buildings.”

The Plan specifically authorizes the Agency to provide for or undertake with any public entity for the installation or construction of public buildings outside the boundaries of the CCRP.

3. REDEVELOPMENT PURPOSE

Pursuant to CRL §33679.c, the following are set forth as the redevelopment purpose for which taxes are being used to pay for the improvements to the Santa Barbara City Police Station, a publicly owned building:

The Redevelopment Agency of the City of Santa Barbara is undertaking certain activities for the planning and execution of redevelopment projects in CCRP;

In order to meet the public safety needs of the residents, visitors and commercial activities occurring within the CCRP, the ageing and inadequate Police Station must be renovated;

The Police Station is located outside and is not contiguous to the CCRP;

The Redevelopment Agency may, with the consent of the City Council, pay all or part of the cost of the construction of the Police Station Renovation that

is publicly owned and is located outside and not contiguous to the CCRP, but is located within the City of Santa Barbara, if the City Council makes the findings set forth above; and

This project will eliminate blight that begins with the degradation of infrastructure and will prevent blight by providing safe and well-maintained support facilities for emergency response within the Project Area.”

REPORT AVAILABILITY

This summary report shall be made available to the public for inspection and copying (at a cost not to exceed the cost of duplication), no later than May 28, 2010, when notice of the public hearing is first published.

The agenda and report for the June 8, 2010 Joint Hearing of the City Council and Redevelopment Agency Board will be available Friday, June 4, 2010. When available, the agenda and report may be viewed at Office of the City Clerk (735 Anacapa Street, Santa Barbara, CA), or at the Redevelopment Agency office (630 Garden Street, Santa Barbara, CA) or on-line at www.santabarbaraca.gov/CAP/.