



SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY OF THE CITY OF SANTA BARBARA

OVERSIGHT BOARD AGENDA REPORT

AGENDA DATE: May 17, 2012

TO: Oversight Board Members

FROM: Housing Division, Community Development Department

SUBJECT: Oversight Board Review of Assets Held by the Former Redevelopment Agency of the City of Santa Barbara; Successor Agency Proposed Administrative Budget and Proposed Agenda Development Process

RECOMMENDATIONS: That the Oversight Board:

- A. Receive a presentation on the assets held by the former Redevelopment Agency including fund balances and property ; and,
- B. Review Proposed Successor Agency Administrative Budget and Approve the Proposed Future Agenda Development Process of the Oversight Board.

DISCUSSION:

Cash Assets:

Assets of the former Redevelopment Agency of the City of Santa Barbara were transferred to the Successor Agency through a process which will be discussed in detail by the City Finance Director.

Real Property Assets:

Over the years, the Redevelopment Agency of the City of Santa Barbara has successfully carried out its mission to eliminate blight and provide affordable housing within the Central City Redevelopment Project Area (CCRP). In order to accomplish this mission, redevelopment agencies across the state were provided many tools by which parcels owned by differing interests could be assembled and, through agreements such as owner participation agreements and disposition and development agreements entered with private property owners, developers, cities and housing providers, could effectively redevelop property. The increased property values created by these redevelopment efforts generated the tax increment that was then reinvested into further projects and programs.

In order to assemble the property needed to carry-out the many redevelopment projects within the CCRP, the Agency acquired real property from many differing entities including the City of Santa Barbara, the state of California and private owners. In some cases, the property was acquired with tax increment funds and in other cases, it was acquired with state bond funds or other programs.

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In most cases, the property was assembled and developed for public use purposes such as public parking facilities, public parks, public infrastructure improvements, transportation centers and public safety facilities. In other cases, the property was assembled and developed, in cooperation with private developers, for commercial revitalization. Finally, in a few cases the Agency purchased the property because its availability created an opportunity for the Agency for future development.

Generally, after the property redeveloped was complete, operation and maintenance of the facility was assumed by the City of Santa Barbara. The CCRP, by its terms, was to expire in August of 2015. All real property remaining under ownership by the Agency at that time would be transferred to the City. With the Agency dissolution brought forward to February 1, 2012, the Agency transferred title to the real property ahead of schedule on June 7, 2011.

On June 7, 2011, the Redevelopment Agency adopted Resolution No. 1026 (attached hereto as Attachment 1) which provides a detailed description of the real property assembled by the Agency and its public use. This information was provided to the State Controller's Office on April 18, 2012. A copy of the Asset Transfer Form provided to the state is attached hereto as Attachment 2.

Proposed Administrative Budget: An overview of the proposed Successor Agency's Administrative Budget will be provided at the meeting of May 17, 2012. The City Council serving as the Successor Agency to the Redevelopment Agency of the City of Santa Barbara approved the proposed Administrative Budget at its meeting on April 10, 2012.

Proposed Future Agenda Development Process: The Oversight Board discussed the need for a standard process for developing the Oversight Board Agenda. Successor staff suggests the following:

1. At each Oversight Board Meeting, Oversight Board members develop topics for the next Oversight Board Meeting. These items are confirmed with Successor Agency staff at that same meeting.
2. Successor Agency staff develop a DRAFT Agenda
3. DRAFT Agenda is e-mailed to the Board Chair for review and approval the week prior to the next Oversight Board Meeting. Changes, if needed, are made per the chair and all efforts will be made by staff to accommodate those changes prior to the 72 hour deadline for agenda postings.

The above proposed process is for guidance only. The Oversight Board members may wish to develop a process of their own and approve it with a majority vote.

ATTACHMENT: 1. City Resolution No. 1036
2. Asset Transfer Form

PREPARED BY: Brian J. Bosse, Housing Manager/MEA

SUBMITTED BY: Brian J. Bosse, Housing Manager