

SANTA BARBARA COUNTY BOARD AGENDA LETTER



Clerk of the Board of Supervisors
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Santa Barbara, CA 93101
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Agenda Number:
Prepared on: 7/6/05
Department Name: County Executive Office
Department No.: 990
Agenda Date: 8/2/05
Placement: Admin
Estimate Time: 45 minutes on 8/16
Continued Item: No
If Yes, date from:

TO: Redevelopment Agency Board of Directors

FROM: Michael F. Brown, County Executive Officer
Robert Geis, Auditor Controller

STAFF CONTACT: Terri Maus-Nisich, Assistant County Executive Officer
Jamie Goldstein, Deputy Director, Redevelopment Agency (x 8050)

SUBJECT: Redevelopment Agency FY 05/06 Work Program

Recommendation:

That the Board of Directors set a hearing on 8/16 to:

1. Approve the proposed work program for the Santa Barbara County Redevelopment Agency, and
2. Direct staff to prepare a budget revision for the Santa Barbara County Redevelopment Agency consistent with direction from your Board.

Alignment with Board Strategic Plan:

The recommendation is aligned with our organizational values regarding collaboration and partnering and our strategic goal to provide a high quality of life for all residents. Specifically:

- Goal #4: A Community that is Economically Vital and Sustainable
- Goal #5: A High Quality of Life for All Residents

Background:

The Isla Vista Redevelopment Project Area encompasses 423 acres, and is bounded on two sides by the University of California, Santa Barbara (UCSB) campus, the City of Goleta, and the Pacific Ocean. In 1990, the Board adopted the Isla Vista Redevelopment Plan. The Plan objectives were to acquire environmentally sensitive property and increase open space, develop public infrastructure improvements, address parking issues, construct a community center and encourage housing rehabilitation. In 1990 the Agency issued nearly \$4 million in certificates of participation (COP) and used most of those funds to acquire bluff top open space. The recession in the early 1990's slowed development and many of the projects expected to generate agency revenue were delayed.

During the mid to late 1990's redevelopment activities were limited, as the general tax increment was used almost exclusively to make payments on the COPs. In the late 1990's, Agency tax increment revenue increased, and funds were available to implement the Redevelopment Plan goals.

In June of 2000, the Agency Board/BOS adopted a MOU between UCSB, IVRPD, and the County outlining a strategy to fund the development of the Isla Vista Master Plan (IVMP) and establish a framework of interagency coordination. Since that time, the Agency has focused on the preparation of the IVMP and the implementation of near-term projects.

Proposed FY 05/06 Work Program

As directed by your Board, the Agency was recently relocated into the County Executive Office. This move represents a shift in Agency focus from project planning towards project implementation. The list below summarizes the projects recommended by staff for implementation in FY 05/06, and reflects that project implementation focus.

Implementation Projects

- Downtown Private Projects-Development Agreements
- Downtown Parking Lot Acquisition
- Pardall Road Design/Engineering
- Commence Anisq' Oyo' Park Redesign Project
- El Colegio Road Implementation
- Community Center/Estero Park
- Camino Corto Parking

Management

- RDA/PAC Agency management
- Update to 5-Year Implementation Plan

Planning Projects

- Oversee IVMP adoption contract and EIR contracts
- Parking Program appeal w/Coastal Commission

Future Projects - Not Included in FY 05/06 Work Program

Staff recommends that early implementation projects should be focused on tax increment generation, which will allow the future implementation of other projects. Projects identified below remain important Agency projects for future years.

- Car Share Program
- Traffic Calming projects
- Parking structure
- Street tree and sidewalk projects

As indicated to your Board at your April 14, 2005 hearing, staff intends to provide quarterly Redevelopment Agency Board updates this fiscal year. Those updates are intended to keep your Board abreast of current Redevelopment Agency projects and to help develop long term Agency goals.

Fiscal Year 2004/05 Accomplishments

The following projects were supported during FY 04/05 with Redevelopment Agency funds.

- Isla Vista Master Plan / EIR: \$421,540 in Agency funds were used to prepare the administrative draft of the Isla Vista Master Plan EIR, manage contracts for technical EIR sections, and develop a new housing incentive alternative for analysis in the EIR.
- Downtown street tree and sidewalk enhancements: \$20,000 in Agency funds in FY 04/05 and \$25,000 in Agency funds in FY 03/04 (total Agency contribution: \$55,000) were matched with \$167,950 in funding from County Service Area 31 and the County Road Fund to install 34 new street trees with guards/grates and associated sidewalk improvements.
- Acquire bluff top property: \$100,000 in Agency funds were matched with \$1.5 million in grants and other funding sources to secure the acquisition of three lot vacant bluff top lots from a willing seller. In addition, it is anticipated that the sale two vacant County-owned bluff top parcels will allow the acquisition of two more parcels from the same willing seller.

In addition, Agency staff and funds assisted the following projects:

- Downtown mixed use project
- Isla Vista business map
- Isla Vista Parking Program
- El Colegio Road.

Fiscal and Facilities Impacts:

At the hearing on August 16, staff will provide a summary of costs associated with the proposed work program and associated budget revision. That revision will change will change the approved FY 05/06 Agency budget (page D-444-445).

Special Instructions:

The Clerk of the Board to provide a copy of the minute order to Jamie Goldstein, Redevelopment Agency

Concurrence:

Attachments: