



AGENDA

Crescent City Redevelopment Agency

SPECIAL WORKSHOP

JULY 26, 2010 AT 5:00 P.M.

CRESCENT CITY FIRE HALL, 520 I STREET, CRESCENT CITY, CA 95531

- ❑ *Anyone requiring reasonable accommodation to participate in the meeting should contact the City Clerk at (707) 464-7483 at least five (5) days prior to the meeting. For TDD use for speech and hearing impaired, please call (707) 464-2226.*
- ❑ *A full agenda packet may be reviewed at City Hall, 377 J Street, during regular business hours, 8:00 a.m. – 5:00 p.m., or on-line at www.crescentcity.org.*

Call to Order

Roll Call

COMMUNICATIONS

PUBLIC COMMENT PERIOD - Any member of the audience is invited to address the Redevelopment Agency on any matter that is within the jurisdiction of the Crescent City Redevelopment Agency. Comments of public interest or on matters not otherwise appearing on the agenda are accepted. Note, however, that the Agency is not able to undertake extended discussion or act on non-agendized items. Such items can be referred to staff for appropriate action, which may include placement on a future agenda. After receiving recognition from the Chair, please state your name for the record.

CONSENT CALENDAR- None

EXECUTIVE DIRECTOR'S REPORT – None

BUSINESS ITEMS –

1. Receive an Informational Presentation from Scott Davidson of Pacific Municipal Consultants (PMC) Regarding the Redevelopment Process in California and the Current Financial Status of the Crescent City Redevelopment Agency; Provide Direction to Staff and Mr. Davidson as Appropriate.

PUBLIC HEARING – None

REDEVELOPMENT AGENCY ITEMS – *Members of the Redevelopment Agency may utilize this opportunity to share concerns within the jurisdiction of the Agency, or to introduce items for consideration at a subsequent meeting.*

ADJOURNMENT

Adjourn the meeting until the next regularly scheduled meeting of August 16, 2010 at 6:00 p.m.

Posted: July 23, 2010

By: Robin Patch, Deputy City Clerk
for Rod B. Butler City Clerk



YOUR REDEVELOPMENT AGENCY-FREQUENTLY ASKED QUESTIONS

WHAT IS REDEVELOPMENT?

Redevelopment allows Cities to revitalize deteriorated and blighted areas by planning for and funding efforts to:

- Encourage and attract private sector investment?
- Create jobs and expand business opportunities?
- Provide housing for families most in need?
- Help reduce crime?
- Improve infrastructure and public works? and
- Cleanup environmental hazards.

WHY IS REDEVELOPMENT NEEDED?

Most Cities and Counties have a redevelopment agency to help address economic, social, and physical problems that result from abandoned properties, dilapidated housing, and closed businesses. Revitalization of such areas does not happen without help. Redevelopment serves as a catalyst for private investment by providing seed money to fund job creation, replace and upgrade infrastructure (e.g. streets, water lines, and sewers), produce affordable housing, provide community facilities, and clean-up contaminated properties. The goal of such investments is to revitalize areas in need of economic development.

WHAT TYPES OF PROJECTS DO REDEVELOPMENT AGENCIES TAKE ON?

Redevelopment agencies invest in project areas in need of revitalization, economic development and new opportunity by:

- Building and rehabilitating housing for working families?
- Building and upgrading infrastructure?
- Building and rehabilitating parks, libraries, public safety buildings and other community facilities?
- Helping small businesses by injecting new life and economic activity into older retail and downtown shopping districts?
- Revitalizing rundown neighborhoods to help reduce crime and increase job opportunities
- Beautifying communities through landscaping, improvement of neighborhood streets and creation of greenbelts.

HOW DOES REDEVELOPMENT ENCOURAGE PRIVATE SECTOR INVESTMENT?

Agencies provide improvements and funds to reduce the cost and risk associated with private development. Specifically, redevelopment agencies encourage private investment by:

- Assembling/acquiring property and making those sites ready for private redevelopment?
- Building or rehabilitating infrastructure to make revitalization projects attractive and feasible?
- Issuing low-cost loans or grants to small businesses to pay for physical improvements to their properties?

- Clearing an area of existing blight or hazards that make projects too costly or unattractive to the private sector?
- Making quality of life improvements by building libraries, parks and community centers.
- Improving public safety and reducing crime by building police and fire stations? and
- Building affordable housing, helping low- and moderate-income individuals become new homeowners, or funding rehabilitation of existing housing for working families.

HOW ARE REDEVELOPMENT AGENCIES FUNDED?

Agencies do not levy taxes and do not have the ability to raise taxes. Agencies receive a portion of the property tax revenues generated when property values rise as a result of new investment.

When redevelopment agencies improve deteriorated areas, property values within those areas rise, thus, increasing property tax revenues. The increased property taxes resulting from redevelopment activity are referred to as “tax increment.” State law allows redevelopment agencies to pledge tax increment so that they can repay bonds and other types of debt incurred to make investments in project areas. In essence, redevelopment agencies fund themselves when they make improvements to their communities. They stimulate increases in property values that otherwise would not have occurred.

HOW DOES REDEVELOPMENT AFFECT OTHER LOCAL JURISDICTIONS (COUNTIES, CITIES, SCHOOL DISTRICTS, SPECIAL DISTRICTS)?

Redevelopment activities increase property values – and thus property tax revenues – for all local jurisdictions within a project area. When a redevelopment project area is established, other taxing jurisdictions continue to receive property taxes levied on the assessed value of property in the project area at the time the redevelopment plan was adopted. This is called the “base.” Additionally, jurisdictions share in a percentage of the increase in property tax revenues resulting from redevelopment activities. Redevelopment agencies keep a greater portion of these increases in order to pay back the debt that was incurred to fund project that revitalize the Project Area. Once the debt is paid off and the project area dissolved all taxing jurisdictions receive their proportional shares of the full amount of property tax from the increased property values.

WHAT ROLE DO CITIZENS HAVE IN THE REDEVELOPMENT PROCESS?

Redevelopment agencies work to ensure that redevelopment projects reflect the community’s needs. They can create formal groups of community members called Project Area Committees (PACs) or Redevelopment Advisory Committees (RACs). These groups collaborate with the agencies throughout every step of the redevelopment process – from identifying a project area to construction to project completion. PACs and RACs ensure that projects reflect community needs and priorities, and keep other community members informed about the progress of the project.