

RESOLUTION NO. 2509-09 RDA

**A JOINT RESOLUTION OF THE TOWN COUNCIL/ REDEVELOPMENT AGENCY
OF THE TOWN OF WINDSOR APPROVING A PROFESSIONAL SERVICES
AGREEMENT WITH KEYSER MARSTON ASSOCIATES INC., FOR
REDEVELOPMENT PLAN AMENDMENT SERVICES IN AN AMOUNT NOT TO
EXCEED \$295,000 AND AUTHORIZING THE TOWN MANAGER/EXECUTIVE
DIRECTOR TO EXECUTE ON BEHALF OF THE TOWN/REDEVELOPMENT
AGENCY**

WHEREAS, the Sonoma County Board of Supervisors adopted Ordinance No. 3378 on November 27, 1984, approving and adopting the Redevelopment Plan for the Windsor Redevelopment Project; and

WHEREAS, jurisdiction of the Redevelopment Project Area was transferred from the County of Sonoma Community Development Commission to the Town of Windsor Redevelopment Agency by a Transfer Agreement dated February 24, 1993, and effective July 1, 1993, prepared pursuant to Health and Safety Code section 33215; and

WHEREAS, the Windsor Redevelopment Agency, a public body corporate and politic (the "Agency") is a redevelopment agency duly organized pursuant to Community Redevelopment Law (California Health and Safety Code section 33000 et seq.) and pursuant thereto has responsibility to carry out the Redevelopment Plan for the Town of Windsor Redevelopment Project Area (the "Project Area"); and

WHEREAS, the Town Council of the Town of Windsor adopted Ordinance No. 94-95 on December 14, 1994 amending the Redevelopment Plan to conform to the limits required by AB1290; and

WHEREAS, the Town Council of the Town of Windsor adopted Ordinance No. 97-93 on February 5, 1997, approving and adopting the Windsor Redevelopment Plan, Amendment to increase financial limits, extend eminent domain and add public improvements; and

WHEREAS, the Town Council of the Town of Windsor adopted Ordinance No. 2004-177 on February 4, 2004 approving and adopting the Windsor Redevelopment Plan, Amendment to extend plan effectiveness and debt repayment/receipt of tax increment per SB1045; and

WHEREAS, the Redevelopment Plan, as amended, contains time limits for conducting certain redevelopment functions meeting the requirements of the Community Redevelopment Law (the "CRL") for such time limits in effect as of the date of adoption of the Redevelopment Plan and subsequent amendments thereto; and

WHEREAS, the Redevelopment Plan contains various time and financial limits including a 30-year time limit for plan effectiveness (currently 2015), debt repayment /collection of tax increment time limit (currently 2025), tax increment amount limit (\$62million) and a bond debt limit (\$17 million); and

WHEREAS, Keyser Marston Associates Inc., prepared a preliminary assessment of the feasibility of amending the Redevelopment Plan for the Project Area; and

WHEREAS, the purpose of the Feasibility Study was to evaluate the extension of Plan duration, the receipt of tax increment/repayment of debt by 10 years; increasing the tax increment and bond debt limits; and the addition of territory; and

WHEREAS, the feasibility study prepared by Keyser Marston Associates Inc. summarizes the blight and urbanization findings required to add territory, and extend time and financial limits; and

WHEREAS, based on the findings in the Blight Feasibility Study, it was determined that there is sufficient blight in the Project Area to pursue amendments to the Redevelopment Plan limits including the addition of territory; and

WHEREAS, Keyser Marston Associates Inc., prepared a scope of work dated May 21, 2009 to provide plan amendment services for the amendment of the Redevelopment Plan including the extension of Plan duration, the receipt of tax increment/repayment of debt by 10 years; increasing the tax increment and bond debt limits; and the addition of territory.

NOW, THEREFORE BE IT RESOLVED that the Town Council/Redevelopment Agency of the Town of Windsor approves an agreement with Keyser Marston Associates Inc. for Redevelopment Plan Amendment Services in an amount not to exceed \$295,000 and authorizes the Town Manager/Executive Director to execute an agreement on behalf of the Town/Redevelopment Agency.

BE IT FURTHER RESOLVED that the Town Council/Redevelopment Board of Directors authorizes the Administrative Services Director to pay all proper claims for the performance of said services included in Keyser Marston Associates Inc.'s Scope of Work.

PASSED, APPROVED AND ADOPTED this 15th day of July 2009, by the following vote:

AYES: COUNCILMEMBERS/MEMBERS ALLEN, FUDGE, SALMON AND
MAYOR/CHAIR GOBLE
NOES: NONE
ABSTAIN: NONE
ABSENT: COUNCILMEMBER/MEMBER
SCHOLAR



ROBIN R. GOBLE, MAYOR/CHAIR

ATTEST:



MARIA DE LA O, TOWN CLERK/ SECRETARY