

**RESOLUTION NO. 2759-11 -TC/RDA**

**A JOINT RESOLUTION OF THE TOWN COUNCIL AND THE BOARD OF DIRECTORS  
OF THE REDEVELOPMENT AGENCY OF THE TOWN OF WINDSOR  
AUTHORIZING THE USE OF \$25,000 OF TAX INCREMENT FUNDS FOR  
PUBLIC IMPROVEMENTS OF BENEFIT TO THE TOWN OF WINDSOR AND MAKING  
FINDINGS REQUIRED BY CALIFORNIA HEALTH & SAFETY CODE SECTION 33445  
AND AMENDING THE 2009-10 BUDGET (AMENDMENT 21-10) TO APPROPRIATE FUNDS  
TO SUPPLEMENT PREPARATION OF THE OLD REDWOOD HIGHWAY STREETScape  
DESIGN GUIDELINES BETWEEN WINDSOR ROAD AND WINDSOR RIVER ROAD AND  
AUTHORIZING THE TOWN MANAGER AND EXECUTIVE DIRECTOR OF THE TOWN  
OF WINDSOR REDEVELOPMENT AGENCY TO EXECUTE SUCH OTHER DOCUMENTS  
AND TAKE SUCH OTHER ACTIONS AS NECESSARY OR APPROPRIATE TO  
COMPLETE THE STREETScape DESIGN GUIDELINES PROJECT**

**WHEREAS**, the Town of Windsor Redevelopment Agency (the “**Agency**”) is responsible for carrying out redevelopment of the Windsor Redevelopment Project Area (the “**Project Area**”) in the Town of Windsor (the “**Town**”) in accordance with the Redevelopment Plan and California Community Redevelopment Law (Health and Safety Code Section 33000 *et seq.*) (the “**CRL**”), including the construction and installation of public improvements consistent with the Redevelopment Plan; and

**WHEREAS**, in Resolution No. 2679-10, the Town Council and the Board of Directors of the Town of Windsor Redevelopment Agency authorized the appropriation of \$60,000.00 for the preparation of the Old Redwood Highway Streetscape Design Guidelines Project between Windsor River Road and Windsor Road. The purpose of these Guidelines is to coordinate private and public projects along this corridor with “Complete Streets” design priorities, with emphasis on a design solution which benefits pedestrians, vehicles, bicyclists, and transit, and to balance public parking opportunity with preservation of the existing roadway character and established oak trees; and

**WHEREAS**, a contract was executed with Quadriga Landscape Architecture and Planning for preparation of the Guidelines document. Following public hearings on August 10, 2010 and October 20, 2010, these Guidelines were adopted by the Town Council by Resolution 2742-10; and

**WHEREAS**, during the course of preparation and presentation of the Guidelines document, additional work was requested by the Town which was beyond the original scope of work. This included a Council request for development of a “compromise plan”, preparation and conducting of a “walking tour”, analysis and response to issues raised by the Council at the walking tour, and resulting final plan revisions; and

**WHEREAS**, the Town proposes to use redevelopment funds in the amount of Twenty-Five Thousand Dollars (\$25,000) to supplement work requested for completion of the Old Redwood Highway Streetscape Design Guidelines project (the “**Project**”); and

**WHEREAS**, the Project is situated within the Project Area on Old Redwood Highway between Windsor Road and Windsor River Road; and

**WHEREAS**, CRL Section 33445 provides that a redevelopment agency may, with the consent of the legislative body, pay for the cost of buildings, facilities and other improvements, which are publicly owned if the legislative body determines all of the following:

1. That the acquisition of land or the installation or construction of the buildings, facilities, structures, or other improvements that are publicly owned are of benefit to the project area by helping to eliminate blight within the project area or providing housing for low- or moderate-income persons.
2. That no other reasonable means of financing the acquisition of the land or installation or construction of the buildings, facilities, structures, or other improvements that are publicly owned, are available to the community.
3. That the payment of funds for the acquisition of land or the cost of buildings, facilities, structures, or other improvements that are publicly owned is consistent with the implementation plan adopted pursuant to Section 33490.

**WHEREAS**, the Streetscape Design Guidelines will (i) benefit the Project Area by implementing Complete Streets concepts that foster safe street designs allowing for multiple travel choices such as walking, bicycling, and public transportation and (ii) incorporate elements such as roundabouts to calm traffic flow, pedestrian friendly walkways, wide bike lanes, on-street parking (back-in angled parking and/or parallel parking), reduced lane widths, enhanced pedestrian crossings, street trees, lighting, comfortable and accessible transit stops, and other measures to calm traffic flow. The design elements included in the Streetscape Design Guidelines will help to eliminate blighting conditions associated with inadequate traffic circulation and deteriorated and dilapidated roadway infrastructure in the Project Area; and

**WHEREAS**, the Town has no other reasonable means of financing the Old Redwood Highway Streetscape Design Guidelines, in that there is no unrestricted general fund revenue available for such purposes without a reduction in other vital community services and there are not sufficient traffic impact fees revenues or other special traffic fees to cover the proposed design; and

**WHEREAS**, the payment of funds for the Old Redwood Highway Streetscape Design Guidelines Project is consistent with the Town of Windsor Redevelopment Agency Implementation Plan adopted pursuant to Health and Safety Code Section 33490. The Implementation Plan contains Goals and Objectives the purpose of which are to eliminate and prevent the spread of blight and deterioration in the Town of Windsor Redevelopment Project Area. The Goals and Objectives of the Implementation Plan include the following:

1. Revitalize Windsor's historic downtown so that it may become an efficient and attractive center for commercial, residential, tourist, and office activity to serve a growing community.
2. Enhance the efficiency, safety, and appearance of Windsor River Road and Windsor Road, so that they may serve as the main thoroughfares and focal points of a revitalized downtown.
3. Improve vehicular and pedestrian accessibility to the historic downtown area from both within and outside the Project Area so that the downtown area may be redeveloped for modern commercial, civic, and related uses in accordance with the Town of Windsor's General Plan.

4. Implement the vision for Old Redwood Highway as a mixed-use corridor providing opportunities for additional housing, retail and jobs for the Town.

The Project is determined to be consistent with the above listed goals and objectives of the Town of Windsor Redevelopment Agency Implementation Plan; and

**WHEREAS**, the Project will promote economic development opportunities and facilitate private investment in the Project Area and thereby lead to further blight alleviation; and

**WHEREAS**, in order to undertake the Project it is necessary to amend the Fiscal Year (FY) 2010-11 budget to appropriate funding for the project.

**NOW, THEREFORE, BE IT RESOLVED BY THE TOWN OF WINDSOR REDEVELOPMENT AGENCY AND THE TOWN OF WINDSOR TOWN COUNCIL AS FOLLOWS:**

**Section 1.** Pursuant to CRL Section 33445, the Town of Windsor Redevelopment Agency finds that: (i) the expenditure of tax increment funds to undertake the Project will be of benefit to the Project Area by helping to eliminate blight within the Project Area; (ii) no other reasonable means of financing the public improvements is reasonably available; and (iii) completion of the Project is consistent with the Implementation Plan adopted for the Project Area.

**Section 2.** The Board of Directors of the Redevelopment Agency approves the expenditure of Twenty Five Thousand Dollars (\$25,000) in tax increment funds for the Project.

**Section 3.** The Town Council of the Town of Windsor finds that: (i) the expenditure of tax increment funds to undertake the Project will be of benefit to the Project Area by helping to eliminate blight within the Project Area; (ii) no other reasonable means of financing the public improvements is reasonably available; and (iii) completion of the Project is consistent with the Implementation Plan adopted for the Project Area.

**Section 4.** The Town Council of the Town of Windsor consents to the expenditure of \$25,000 in tax increment funds for the Streetscape Design Guidelines as described herein.

**Section 5.** The Town Manager and Executive Director of the Town of Windsor Redevelopment Agency is hereby authorized to execute the Professional Services Agreement with a Design Firm to undertake the Streetscape Design Guidelines and to execute such other documents and take such other actions as necessary or appropriate to complete the Streetscape Design Guidelines Project.

**Section 6** The Town Council and the Board of Directors of the Redevelopment Agency of the Town of Windsor do hereby amend the FY 2010-11 Budget as follows:

**Section I - Additions:**

	<b>FUND</b>	<b>DEPT</b>	<b>DIV</b>	<b>PROJ</b>	<b>ACTIVITY</b>	<b>SUBOBJ</b>	<b>AMOUNT</b>
NUMBER	810	95	25	0340	4510	000	\$25,000
NAME	RDA Capital Projects				Old Redwood Hwy Streetscape Design Guidelines		

Purpose: To appropriate a funding supplement for the Old Redwood Highway Streetscape Design Guidelines.

**Section II - Source of Funding:**

	<b>FUND</b>	<b>DEPT</b>	<b>DIV</b>	<b>PROJ</b>	<b>ACTIVITY</b>	<b>SUBOBJ</b>	<b>AMOUNT</b>
NUMBER	810						\$25,000
NAME	RDA Capital Project Fund Balance						

Impact: Reduces the fund balance.

**PASSED, APPROVED AND ADOPTED** this 5th day of January 2011, by the following vote:

**AYES: COUNCILMEMBERS/MEMBERS FUDGE, GOBLE, SALMON, SCHOLAR AND MAYOR/CHAIR ALLEN**

**NOES: NONE**

**ABSTAIN: NONE**

**ABSENT: NONE**

  
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**STEVE ALLEN, MAYOR AND CHAIR, REDEVELOPMENT AGENCY**

**ATTEST:**

  
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**MARIA DE LA O, TOWN CLERK AND SECRETARY, REDEVELOPMENT AGENCY**