

**RESOLUTION NO. 2798-11 TC/RDA**

**A JOINT RESOLUTION OF THE TOWN COUNCIL AND  
THE BOARD OF DIRECTORS OF THE WINDSOR REDEVELOPMENT AGENCY OF  
THE TOWN OF WINDSOR AWARDDING AND APPROVING A CONSTRUCTION  
CONTRACT TO ARROW SIGN COMPANY FOR THE ELECTRONIC MONUMENT  
ENTRY SIGN PROJECT IN THE AMOUNT OF \$45,000.00, AUTHORIZING THE USE  
OF TAX INCREMENT FUNDS FOR PUBLIC IMPROVEMENTS OF BENEFIT TO  
THE WINDSOR REDEVELOPMENT PROJECT AREA, MAKING FINDINGS  
REQUIRED BY CALIFORNIA HEALTH & SAFETY CODE SECTION 33445 AND  
AUTHORIZING THE TOWN MANAGER TO EXECUTE A CONSTRUCTION  
AGREEMENT AND ANY REQUIRED CONSTRUCTION CHANGE ORDERS UP TO  
THE AUTHORIZED PROJECT BUDGET**

**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**, On February 16, 2011, by motion, the Town Council approved the Townwide Wayfinding Signage Master Plan and provide direction to Town staff on implementation of the Master Plan; and

**WHEREAS**, the Townwide Wayfinding Signage Master Plan identifies a new Entry Monument Sign that includes an electronic messaging board at the Central Windsor exit on the property commonly known as the Exchange Bank property located at 8700 Lakewood Drive; and

**WHEREAS**, the Town of Windsor currently maintains an existing Concrete Monument Sign and banner sign program on the Exchange Bank property located at 8700 Lakewood Drive; and

**WHEREAS**, Town staff included a project in the Fiscal Year 2009-14 Capital Improvement Program (CIP) for the construction of a new monument entry sign to replace the existing monument sign on the Exchange Bank property; and

**WHEREAS**, the source of funding for the CIP is the Windsor Redevelopment Agency Capital (non-housing) fund; and

**WHEREAS**, in order to prepare the property for redevelopment of the site, Town staff prepared bid specifications for the construction of a new Electronic Monument Entry Sign; and

**WHEREAS**, on May 5, 2011, Town staff issued an Invitation to BID for the Electronic Monument Entry Sign Project which included demolishing the existing monument sign and replacing it with a Electronic Monument Entry Sign that incorporates an electronic messaging board; and

**WHEREAS**, bids were received and opened for the Electronic Monument Entry Sign Project on May 26, 2011 in accordance with the law; and

**WHEREAS**, the bid submitted by Arrow Sign Company in the amount of \$45,000.00 is the lowest responsive bid; and

**WHEREAS**, the Town desires to utilize funds from the Redevelopment Agency Capital Project Fund for the Electronic Monument Entry Sign Project (the "Project"); and

**WHEREAS**, the Town proposes to use redevelopment funds in the amount not to exceed the project budget of Seventy Thousand Dollars (\$70,000.00) for the Project; and

**WHEREAS**, the Project is located immediately contiguous to the Project Area; 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 and located inside of or contiguous to a redevelopment project area 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 demolition of the existing monument sign and construction of a new electronic monument sign will benefit the Project Area by enhancing the appearance of the entrance to the Town of Windsor, Windsor Redevelopment Project Area and Old Downtown Windsor from the Central Windsor Entrance from Highway 101. Removal of the existing sign and banners will help to eliminate blighting conditions associated with conditions caused by the existing sign being of obsolete design; and

**WHEREAS**, the Town has no other reasonable means of financing the Electronic Monument Entry Sign Project, 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 public facility impact fees revenues or other special fees to cover the proposed demolition; and

**WHEREAS**, the payment of funds for the Electronic Monument Entry Sign 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.

**NOW, THEREFORE, BE IT RESOLVED BY THE TOWN OF WINDSOR REDEVELOPMENT AGENCY 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 up to Seventy Thousand Dollars (\$70,000.00) in tax increment funds for the Project.

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

**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 up to \$70,000.00 in tax increment funds for the Electronic Monument Entry Sign Project consisting of the demolition of the existing monument sign, extension of electrical power to serve the new sign, improving the landscaping in the area contiguous to the sign and construction of a new electronic monument sign at 8700 Lakewood Drive as described herein.

**Section 5.** The Town Council of the Town of Windsor accepts the bid of Arrow Sign Company for the Electronic Monument Entry Sign Project in the amount of \$45,000.00 and awards to Arrow Sign Company the contract for the Project in accordance with the plans and specifications on file in the Office of the Town Clerk.

**Section 6.** The Town Council of the Town of Windsor approves and authorizes the Town Manager of the Town of Windsor to execute the construction contract and any required change orders up to the authorized project budget of \$70,000.00 and to execute such other documents and take such other actions as necessary or appropriate to complete the Project on behalf of the Town, and authorizes the Director of Administrative Services to pay all proper claims for performance of the contract.

**PASSED, APPROVED AND ADOPTED this 15th day of June 2011, by the following vote:**

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

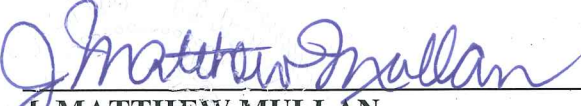
**NOES: NONE**

**ABSTAIN: NONE**

**ABSENT: MAYOR / CHAIR ALLEN**

  
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**DEBORA FUDGE, VICE MAYOR / VICE CHAIR**

**ATTEST:**

  
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**J. MATTHEW MULLAN,  
DEPUTY TOWN CLERK / DEPUTY SECRETARY**