



March 21, 2001

11

City Council and Redevelopment Agency  
of the City of Sacramento  
Sacramento, California



Honorable Members in Session:

SUBJECT: FUNDING FOR DIXIEANNE TOT LOT PROJECT

**LOCATION & COUNCIL DISTRICT**

North Sacramento Redevelopment Project Area in Council District 2

**RECOMMENDATION**

Agency staff recommends adoption of the attached resolution that authorizes the Executive Director or her designee to:

- Amend the Agency budget to transfer \$40,000 from the North Sacramento Public Facilities Infrastructure Project to the Dixieanne Tot Lot Project; and
- Make findings that redevelopment funds are necessary and appropriate to implement this project.

City staff recommends adoption of the attached resolution that authorizes the City Manager or his designee to:

- Amend the City's Capital Improvement Budget by appropriating the funds being transferred from the Agency to the City; and
- Make findings that there is no feasible alternative source of funding the project other than accepting tax increment funding from the Agency.

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### CONTACT PERSONS

Lisa Bates, Acting Director of Community Development/City, 440-1316  
Gary Little, Area 4 Director, Neighborhood Planning and Development Services Department,  
566-6524

FOR COUNCIL MEETING OF - March 27, 2001

### SUMMARY

Staff recommends that the Redevelopment Agency and City Council approve funding the development of the Dixieanne Tot Lot in the North Sacramento Redevelopment Area. The City will act as the lead agency to acquire land, develop the park, coordinate volunteer efforts, and provide ongoing maintenance. Because no City funds are currently available to fund this top neighborhood priority, and because it furthers redevelopment efforts in North Sacramento, staff is recommending that the Agency approve \$40,000 of tax increment towards this project. With approval of the funding recommendations outlined in this staff report, the Agency and the City will enter into an Individual Project Agreement (IPA), under the authority of the Master Project Agreement dated June 13, 1995. The IPA will later be amended to include \$19,750 of Community Development Block Grant funds that have previously been allocated for this project. CDBG environmental clearance requires that the specific property be identified before an IPA can be executed. The remainder of the project will be funded by neighborhood volunteers and fund-raising, which is described later in this report.

### PAC/RAC/TAC ACTION

The Uptown Community Development Corporation, which acts as the official advisory committee to the Agency for North Sacramento Redevelopment activities, has recommended approval of this project.

### COMMISSION ACTION

It is anticipated that at its March 21, 2001 meeting the Sacramento Housing and Redevelopment Commission will adopt a motion recommending approval of the attached resolutions. In the event they fail to do so, you will be advised prior to your March 27, 2001 meeting.

### BACKGROUND

City and Agency staff have been working extensively in the Dixieanne neighborhood of North Sacramento since Fall 1998. Dixieanne is bordered by Del Paso Boulevard on the west, El Camino Avenue on the north, Arden Way on the south, and the Southern Pacific railroad tracks on the east. The Dixieanne Area Neighborhood Association (DANA) developed the *Dixieanne*

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*in Action Neighborhood Workbook (Workbook)* to outline neighborhood priorities and develop a work plan to achieve those priorities as partners with the City and Redevelopment Agency. The *Workbook* was presented to the City Council as an informational item in November 2000.

One of the highest priorities identified in the *Workbook* was the development of a neighborhood tot lot. Currently, the only public open space in the neighborhood is the Dixieanne ballfield, which has limited uses and does not have play equipment or other traditional park amenities. Woodlake Park is located to the south of the neighborhood, on the opposite side of Arden Way. Although this site is near the neighborhood, it is not easily accessible because Arden Way is a major multi-lane arterial with a light rail line, both of which serve as barriers to direct pedestrian access from the north.

Over the past year, City staff have been working with members of DANA to identify sites suitable for a tot lot, develop a project budget, and mobilize community volunteers and funding partners. Several vacant lots have been identified which meet the needs of the neighborhood and the criteria set forth by the Department of Parks and Recreation. The City will be the lead agency for property acquisition and park development, and the tot lot will be City-owned and maintained. The estimated project budget is outlined below:

Acquisition	\$ 15,000
Acquisition Costs	6,000
Site Planning, Engineering and Inspections	20,000
Site Development and Grading	33,000
Fencing	3,500
Site Preparation, Landscaping, and Irrigation	10,200
Play Equipment	25,000
Contingency	7,000
<b>TOTAL</b>	<b>\$ 119,700</b>

Because of the smaller size of parcels in the Dixieanne neighborhood, the total estimated budget is slightly smaller (approximately 20%) than similar tot lots developed by the City. In this report, staff is recommending the approval of \$40,000 in North Sacramento tax increment toward this project. The Agency has already approved \$19,750 of CDBG funds, bringing the total Agency commitment to \$59,750. Because the total project is estimated to cost \$119,700 and there are no additional City funds available at this time, the neighborhood has initiated a fundraising campaign to cover the gap of \$59,950. DANA, with assistance from the local Rotary, is pursuing a variety of funding sources, including in-kind donations of professional labor from local developers, as well as cash contributions and volunteer labor from community residents, businesses and organizations. In addition, DANA is currently working the nonprofit Gifts-to-Share program, which is able to collect and hold private donations on DANA's behalf.

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## FINANCIAL CONSIDERATIONS

The proposed source of funds for the recommended action is the North Sacramento Public Facilities and Infrastructure Project. On May 9, 2000 the Redevelopment Agency allocated \$1,737,715 to this project from the tax increment proceeds of the tax-exempt Capital Improvement Revenue bond issued in December 1999.

It is being recommended that the City amend its Capital Improvement Budget to accept these funds.

In addition, both the Agency and the City are required to make findings that tax increment is necessary to fund this project and that it serves a legitimate redevelopment purpose.

## POLICY CONSIDERATIONS

The actions recommended in this report are consistent with the *North Sacramento Redevelopment Plan* and the *2000-2004 North Sacramento Implementation Plan*. The City must determine that no other means of financing is available before the Agency may apply tax increment funds. In anticipation thereof, the Agency finds that tax increment is necessary to complete the services needed to acquire and develop the site.


## ENVIRONMENTAL REVIEW

The proposed action is exempt from CEQA per Guidelines Section 15303, and categorically excluded per NEPA requirements stipulated in 24 CFR Part 58.35.

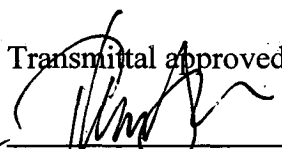
## M/WBE CONSIDERATIONS

As a portion of this project will be funded with federal Community Development Block Grant funds, the Agency's M/WBE policy will be adhered to.

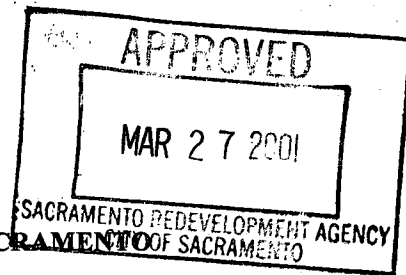
Respectfully submitted,

  
ANNE M. MOORE  
Executive Director

Transmittal approved,

  
ROBERT P. THOMAS  
City Manager

RESOLUTION NO. 2001-017



ADOPTED BY THE REDEVELOPMENT AGENCY OF THE CITY OF SACRAMENTO

ON DATE OF

DIXIEANNE TOT LOT PROJECT

WHEREAS, the Council of the City of Sacramento has determined and the Redevelopment Agency of the City of Sacramento finds that there is no other feasible alternative source of funding available for the Dixieanne Tot Lot;

WHEREAS, the Dixieanne Tot Lot is an appropriate redevelopment activity that is consistent with the North Sacramento 2000-2004 Implementation Plan;

WHEREAS, the proposed expenditure is an appropriate expenditure because it will benefit and improve the North Sacramento Project Area and further the goals of the North Sacramento 2000-2004 Implementation Plan and Northern Sacramento Redevelopment Plan by improving public facilities and eliminating blighting conditions inside the project area;

WHEREAS, the Agency and the City will enter into an Individual Project Agreement (IPA), under the authority of the Master Project Agreement dated June 13, 1995;

BE IT RESOLVED BY THE REDEVELOPMENT AGENCY OF THE CITY OF SACRAMENTO:

Section 1. Hereby finds and determines the above recitals to be true and correct.

Section 2. That the Executive Director or her designee is authorized to amend the Agency budget to transfer \$40,000 from the North Sacramento Public Facilities Infrastructure Project to the Dixieanne Tot Lot Project.

Section 3. The Executive Director or her designee is authorized to take all such actions, and execute such instruments as may be necessary to implement the IPA subject to approval of Agency Counsel.

ATTEST:

CHAIR

SECRETARY

FOR CITY CLERK USE ONLY

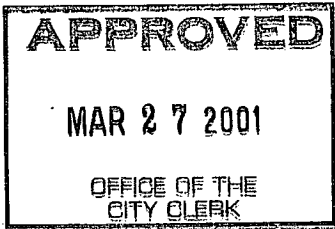
RESOLUTION NO.: \_\_\_\_\_

DATE ADOPTED: \_\_\_\_\_

RESOLUTION NO. 2001-180

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF \_\_\_\_\_



**DIXIEANNE TOT LOT PROJECT**

**BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SACRAMENTO:**

**Section 1.** The City Council of the City of Sacramento finds that there is no other feasible alternative source of funding available for the Dixieanne Tot Lot Project.

**Section 2.** The City Manager is hereby authorized to amend the Capital Improvement Program budget by accepting \$40,000 in North Sacramento tax increment funds derived from the 1999 Capital Improvement Revenue Bond as described in the Redevelopment Agency's 2001 Budget to the Dixieanne Tot Lot Project.

\_\_\_\_\_  
MAYOR

ATTEST:

\_\_\_\_\_  
CITY CLERK

\_\_\_\_\_  
**FOR CITY CLERK USE ONLY**

RESOLUTION NO.: \_\_\_\_\_

DATE ADOPTED: \_\_\_\_\_