



City of Carson Report to Redevelopment Agency

November 15, 2011
New Business Consent

SUBJECT: CONSIDER BENEFIT FINDINGS FOR A TEEN CENTER PROJECT TO BE LOCATED ADJACENT TO CARNEGIE MIDDLE SCHOOL (OUTSIDE CARSON CONSOLIDATED PROJECT AREA)

Submitted by Clifford W. Graves
Economic Development General Manager

Approved by David C. Biggs
Executive Director

THIS IS A JOINT AGENDA ITEM

I. SUMMARY

Adoption of Resolution No. 11-53 (Exhibit No. 1) will make the benefit findings required for use of tax increment funds from the Carson Redevelopment Agency (Agency) for a teen center project. The project would be located on 220th Street, on land owned by the Los Angeles Unified School District, east of and adjacent to Carnegie Middle School (Exhibit No. 2). The proposed site is immediately adjacent to the Carson Consolidated Project Area (Project Area).

II. RECOMMENDATION

WAIVE further reading and ADOPT Resolution No. 11-53, "A RESOLUTION OF THE REDEVELOPMENT AGENCY OF THE CITY OF CARSON, CALIFORNIA, MAKING CERTAIN FINDINGS THAT A TEEN CENTER WOULD BE A BENEFIT TO THE CARSON CONSOLIDATED PROJECT AREA (OUTSIDE THE CARSON CONSOLIDATED PROJECT AREA)."

III. ALTERNATIVES

1. MODIFY and APPROVE Resolution No. 11-53 as the Agency Board may require.
2. TAKE another action the Agency Board deems appropriate.

IV. BACKGROUND

A teen center would serve as a positive and safe place where youth can discover and achieve their full potential. There are 4,972 youth living within a one-mile radius of the proposed site. If a project were to be built, it would offer programs and activities that could benefit more than 400 youth daily. Socio-economic data indicate that the area to be serviced is at high risk for low academic achievement, teen pregnancy, delinquency, and alcohol and/or drug use. For example, per-capita income within a one-mile radius of the teen center falls below the county median income and 27% of 18 to 24 year olds within the same area do not hold a

high school diploma. Gang activity also persists in some of the surrounding communities, which the teen center could help to mitigate.

Pursuant to Section 33445(a) of the Community Redevelopment Law (CRL) (Exhibit No. 3), “an agency may, with the consent of the legislative body, pay all or part of the value of the land for, and the cost of, the installation and construction of any building, facility, structure, or other improvement that is publicly owned and is located inside or contiguous to the project area, if the legislative body determines all of the following:

1. That the acquisition of land or the installation or construction of buildings, facilities, structures, or other improvements 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 land or installation or construction of 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.”

Therefore, staff requests that the Agency Board adopt Resolution No. 11-53 making the findings in item (1.) above that a teen center would be of benefit to the Carson Consolidated Project Area even though it would be located outside of, but contiguous to, the Project Area. Finally, this resolution makes no commitment of Agency funds to the project.

V. FISCAL IMPACT

None.

VI. EXHIBITS

1. Resolution No. 11-53. (pgs. 4-5)
2. Site map. (pg. 6)
3. CRL Section 33445. (pgs. 7-8)

Prepared by: Boris Sztorch, Senior Redevelopment Project Manager

TO:Rev091911

Reviewed by:

City Clerk	City Treasurer
Administrative Services	Development Services
Economic Development	Public Services

Action taken by Redevelopment Agency

Date _____ Action _____

RESOLUTION NO. 11-53

A RESOLUTION OF THE REDEVELOPMENT AGENCY OF THE CITY OF CARSON, CALIFORNIA, MAKING CERTAIN FINDINGS THAT A TEEN CENTER WOULD BE A BENEFIT TO THE CARSON CONSOLIDATED PROJECT AREA (OUTSIDE THE CARSON CONSOLIDATED PROJECT AREA)

WHEREAS, the Carson Redevelopment Agency (Agency) has been duly created, established and authorized to transact business and exercise its powers under and pursuant to the Community Redevelopment Law (Part 1 of Division 24 of the Health and Safety Code of the State of California) (CRL); and

WHEREAS, the City Council of the city of Carson (City Council or City as appropriate) approved and adopted the Redevelopment Plan for Project Area No. 1 in 1971; the Redevelopment Plan for the Merged and Amended Project Area in 1991; the Redevelopment Plan for Project Area No. 4 in 2002; and by Ordinance No. 10-1459 adopted on October 11, 2010, consolidated all project areas into the Carson Consolidated Project Area (Project Area); and

WHEREAS, the Agency has been engaged in activities to execute and implement the Redevelopment Plan for the Project Area pursuant to the CRL; and

WHEREAS, on October 4, 2011, the Agency Board directed staff to (1) proceed with the planning of a new teen center to be located adjacent to Carnegie Middle School, (2) work with the Los Angeles Unified School District (LAUSD) and the Boys and Girls Clubs of Carson (BGCC) on the teen center, (3) create an ad hoc committee of representatives of the City, the BGCC, and LAUSD to jointly negotiate and draft a ground lease, joint use agreement(s), and development agreement for development of a teen center and (4) bring agreements back to the Agency Board for consideration and urgent action; and

WHEREAS, Section 33445(a) of the CRL states that an agency may, with the consent of the legislative body, pay all or a part of the value of the land for, and the cost of, the installation and the construction of any building, facility, structure, or other improvement that is publicly owned and is located inside or contiguous to the project area, if the legislative body makes certain findings; and

WHEREAS, the proposed site for a teen center is contiguous to the Project Area; and

WHEREAS, the Agency Board proposes to make the findings required by Section 33445(a)(1).

NOW, THEREFORE, based on the evidence presented to the Agency, including the written staff report, the Agency does hereby find, determine and resolve as follows:

Section 1. The above recitals are all true and correct and incorporated herein by reference.

Section 2. The Agency Board hereby finds that the construction of teen center public improvements (buildings, facilities, structures or other improvements related thereto) is a benefit to the Project Area and the adjoining neighborhood surrounding the Project Area and will assist in eliminating economic and social blighting conditions within the Project Area.

PASSED, APPROVED and ADOPTED this ____ day of November, 2011.

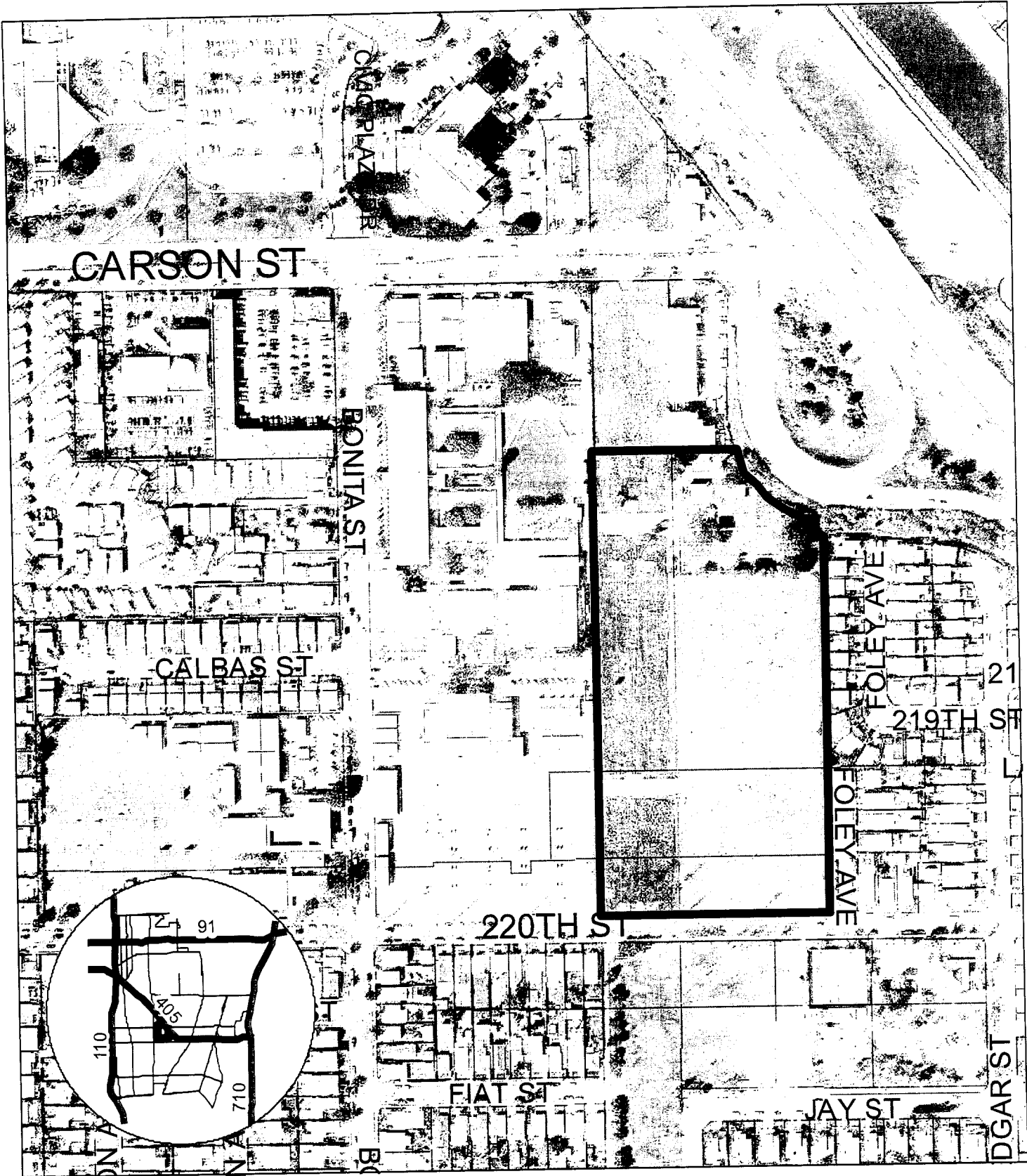
Chairman Jim Dear

ATTEST:

Agency Secretary Helen S. Kawagoe

APPROVED AS TO FORM:

Agency Counsel



CARSON ST

ONAC PLAZA

BONITA ST

CALBAS ST

FOLEY AVE

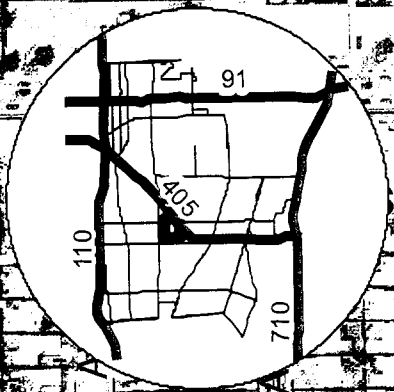
219TH ST

220TH ST

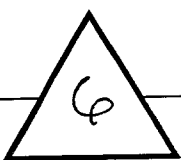
FIAT ST

JAY ST

DGAR ST



Site Map
Proposed Carson Teen Center



CRL Section 33445. Agency's Authority to Pay for Public Improvements

(a) Notwithstanding Section 33440, an agency may, with the consent of the legislative body, pay all or a part of the value of the land for and the cost of the installation and construction of any building, facility, structure, or other improvement that is publicly owned either within or without the project area, if the legislative body determines all of the following:

(1) That the buildings, facilities, structures, or other improvements are of benefit to the project area or the immediate neighborhood in which the project is located, regardless of whether the improvement is within another project area, or in the case of a project area in which substantially all of the land is publicly owned that the improvement is of benefit to an adjacent project area of the agency.

(2) That no other reasonable means of financing the buildings, facilities, structures, or other improvements, 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 will assist in the elimination of one or more blighting conditions inside the project area or provide housing for low- or moderate-income persons, and is consistent with the implementation plan adopted pursuant to Section 33490.

(b) The determinations by the agency and the local legislative body pursuant to subdivision (a) shall be final and conclusive. For redevelopment plans, and amendments to those plans which add territory to a project, adopted after October 1, 1976, acquisition of property and installation or construction of each facility shall be provided for in the redevelopment plan. A redevelopment agency shall not pay for the normal maintenance or operations of buildings, facilities, structures, or other improvements that are publicly owned. Normal maintenance or operations do not include the construction, expansion, addition to, or reconstruction of, buildings, facilities, structures, or other improvements that are publicly owned otherwise undertaken pursuant to this section.

(c) When the value of the land or the cost of the installation and construction of the building, facility, structure, or other improvement, or both, has been, or will be, paid or provided for initially by the community or other public corporation, the agency may enter into a contract with the community or other public corporation under which it agrees to reimburse the community or other public corporation for all or part of the value of the land or all or part of the cost of the building, facility, structure, or other improvement, or both, by periodic payments over a period of years.

(d) The obligation of the agency under the contract shall constitute an indebtedness of the agency for the purpose of carrying out the redevelopment project for the project area, which indebtedness may be made payable out of taxes levied in the project area and allocated to the agency under subdivision (b) of Section 33670 or out of any other available funds.

(e) In a case where the land has been or will be acquired by, or the cost of the installation and construction of the building, facility, structure, or other improvement has been paid by, a parking

authority, joint powers entity, or other public corporation to provide a building, facility, structure, or other improvement that has been or will be leased to the community, the contract may be made with, and the reimbursement may be made payable to, the community.

(f) With respect to the financing, acquisition, or construction of a transportation, collection, and distribution system and related peripheral parking facilities, in a county with a population of 4,000,000 persons or more, the agency shall, in order to exercise the powers granted by this section, enter into an agreement with the rapid transit district that includes the county, or a portion thereof, in which agreement the rapid transit district shall be given all of the following responsibilities:

(1) To participate with the other parties to the agreement to design, determine the location and extent of the necessary rights-of-way for, and construct, the transportation, collection, and distribution systems and related peripheral parking structures and facilities.

(2) To operate and maintain the transportation, collection, and distribution systems and related peripheral parking structures and facilities in accordance with the rapid transit district's outstanding agreements and the agreement required by this paragraph.

(g) (1) Notwithstanding any other authority granted in this section, an agency shall not pay for, either directly or indirectly, with tax increment funds the construction, including land acquisition, related site clearance, and design costs, or rehabilitation of a building that is, or that will be used as, a city hall or county administration building.

(2) This subdivision shall not preclude an agency from making payments to construct, rehabilitate, or replace a city hall if an agency does any of the following:

(A) Allocates tax increment funds for this purpose during the 1988-89 fiscal year and each fiscal year thereafter in order to comply with federal and state seismic safety and accessibility standards.

(B) Uses tax increment funds for the purpose of rehabilitating or replacing a city hall that was seriously damaged during an earthquake that was declared by the President of the United States to be a natural disaster.

(C) Uses the proceeds of bonds, notes, certificates of participation, or other indebtedness that was issued prior to January 1, 1994, for the purpose of constructing or rehabilitating a city hall, as evidenced by documents approved at the time of the issuance of the indebtedness.