

CITY CLERK CITY OF ROSEVILLE

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311 VERNON STREET, #208 • ROSEVILLE, CA 95678 PHONE: (916) 774-5263 • FAX: (916) 786-9175



SPECIAL MEETING REDEVELOPMENT AGENCY OF THE CITY OF ROSEVILLE AGENDA SEPTEMBER 21, 1994 - 7:00 P.M.

CALL TO ORDER:

CHAIR HAMEL

ROLL CALL:

PARKINSON

RESOLUTIONS:

Tower Theater Improvement Project - Memo from Deputy Director John Sprague requesting an amendment to the 1994-1995 fiscal year budget incorporating the \$200,000 Tower Theater Improvement Project approved by the City Council on June 30, 1994.

with:

RESOLUTION NO.3-94 APPROVING AND AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE AN AGREEMENT WITH THE CITY OF ROSEVILLE for advancement of funds in the amount of \$100,000 for the Tower Theater Improvement Project approved by the Council on June 30, 1994, for adoption,

direction to staff to provide a status report on the Scope of Work and Project Specifications for the building and marque repairs prior to soliciting bids for the work. (0103-10)

ORAL COMMUNICATIONS: (TIME LIMITATION - FIVE (5) MINUTES) (CHAIR HAMEL)

2.

ADJOURNMENT: (MOTION TO ADJOURN NEEDED) (CHAIR HAMEL) 3.

DEADLINE FOR AGENDA ITEMS IS TUESDAY AT 5:00 P.M. THE WEEK PRECEDING THE NEXT MEETING



HOUSING & REDEVELOPMENT CITY OF ROSEVILLE

TRADITION • PRIDE • PROGRESS

405 VERNON STREET, #1 • ROSEVILLE, CA 95678 PHONE: (916) 774-5270 • TDD: (916) 774-5220

MEMORANDUM

TO:

REDEVELOPMENT AGENCY

FROM:

JOHN SPRAGUE

DATE:

SEPTEMBER 15, 1994

SUBJECT:

ADJUSTMENT TO AGENCY'S 1994-1995 FISCAL YEAR BUDGET FOR TOWER

THEATER IMPROVEMENTS

I. REQUEST

The Redevelopment Agency is requested to approve:

- 1. An amendment to the 1994-1995 fiscal year budget incorporating the \$200,000 Tower Theater Improvement Project approved by the City Council on June 30, 1994.
- 2. An "Agreement for Advance of Fund" evidencing a \$100,000 advance from the City to the Agency for the Tower Theater Improvement Project.

II. BACKGROUND

On June 23, 1994 the City Council, at the request of the Roseville Arts Center (RAC) approved RAC's proposal to convert and renovate the Tower Theater. As part of this approval the City Council:

- 1. Designated the Tower Theater an "Historic Building".
- 2. Appointed RAC to operate the Tower Theater.
- 3. Directed City staff to identify funding options for the estimated \$200,000 in exterior improvements the City will provide as part of the theater renovation.

On June 30, 1994 the City Council approved as part of the City budget, staff's proposal to fund the \$200,000 Tower Theater Improvement Project through the Redevelopment Agency using the following resources:

1.	Advance	from	the	City's	Vehicle	Replacement	Fund	\$100,000
	to the Redevelopment Agency.							, , , , , ,

2. Use of unallocated Agency reserve funds.

TOTAL

100,000

\$200,000

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Modifying the Scope of Work in this manner will enable the City and RAC to deal with the unanticipated lead based paint on the marque within the \$200,000 budget.

II. RAC Actions:

- 1. Upon City Council approval of the Tower Theater project on June 30, 1994, RAC directed their Fund Raising Committee to begin planning fund raisers for the lobby renovation. During the past 45 days, the Fund Raising Committee has received notification of funding from the following sources:
 - A. City's Grants Commission has recommended \$30,000 be awarded for the Tower Theater Lobby Renovation.
 - B. Local businesses have tentatively approved single and multiyear grants currently totaling over \$60,000.

IV. CONCLUSION

Staff recommends the Redevelopment Agency approve the advance of funds from the City and proceed with the Tower Theater project for the following reasons:

- 1. It appears the general cost estimate of \$50,000 \$80,000 for abating lead based paint on the Tower Theater building and marque can be absorbed within the \$200,000 budget by modifying the project's Scope of Work by eliminating the stucco application. While eliminating the stucco application may affect the building's aesthetic appearance, in staff's opinion, the new paint scheme will make most exterior imperfections unnoticeable except at close range.
- 2. The City Council's action, on June 30, 1994, of approving funding for the Tower Theater project and directing a lease be prepared for RAC to assume management of the building, in essence, created a partnership between the City and RAC. RAC has relied on the City's funding approval to begin soliciting and receiving funds from the community predicated on City involvement.
- 3. The Tower Theater is a City owned facility and the City is responsible for insuring it does not become a hazard. Presence of lead based paint on the building and marque will need to be abated regardless of this project. Exterior paint is currently peeling from the building, which is in need of repainting. Any repainting of the building will require abatement of the lead based paint. The partnership established with RAC currently offers the City the best opportunity to make needed repairs to the building and arrange for its actual use.

REDEVELOPMENT: FY 1994-95

	Actual 1992-93	Revised 1993-94	Estimated 1994-95
ESTIMATED AVAILABLE DECOURAGE CARRY OVER			
ESTIMATED AVAILABLE RESOURCES CARRY-OVER	538,641	756,685	839,933
ESTIMATED REVENUE			
Interest	36,435	34,200	27,500
Secured Taxes	415,126	439,700	455,100
Unsecured Taxes	12,265	15,500	16,900 🗸
Supplemental Taxes PY - Secured Taxes	65,024	19,000	19,700
PY - Secured Taxes PY - Unsecured Taxes	70,461	120	0
State Homeowners Relief Taxes	261	200	04
Aircraft/Race Horse	8,000	9,700	10,000 1
Sale of Property	0	0	0
Public Utility Property Tax	0	0	368,000
	(28)	1,700	1,800
Total Estimated Revenues	607,544	520,120	899,000
INTERFUND LOAN FROM AUTO REPLCMNT	0	0	100,000
Total Estimated Available for Appropriation	1,146,185	1,276,805	1,838,933
LESS ESTIMATED EXPENDITURES			
Salaries & Benefits	13,429	14 200	45.005
Other Operating Expenses	27,112	14,290 38,702	45,635 24,746
Pass Through Payments	175,934	103,400	21,746 168,000
	110,004	103,400	100,000
Total Estimated Expenditures	216,475	156,392	235,381
LESS RDA PROJECTS			
Grants & Loans	49,021	150,000	150,000
Maintenance & Remodel	0	0	250,000
Highway 65 Landscape	0	0	300,000
Sierra Crossing/ Fthll Blvd	0	0	150,000
Tower Theater	0	0	200,000
Total RDA Projects	49,021	150,000	1,050,000
LESS ESTIMATED TRANSFERS OUT			
General Fund - CIP	0	0	20.000
Foothills Blvd. Fund	0	0	30,000
Low & Moderate Income Housing Fund	114,004	92,980	368,000 96,400
Total Estimated Transfers Out	114,004	02.000	
0		92,980	494,400
Total Estimated Expenditures, RDA Projects & Transfers Out	379,500	399,372	1,779,781
INTERFUND LOAN REPYMNT-AUTO REPLACEMENT	10,000	37,500	50,000
ESTIMATED AVAILABLE RESOURCES	756,685	839,933	9,152

JANDRA PLBCME

AGREEMENT FOR ADVANCE OF FUNDS FROM

CITY OF ROSEVILLE TO ROSEVILLE REDEVELOPMENT AGENCY

This Agreement is made as of <u>September 7⁻</u>, 1994, by and between the City of Roseville, a municipal corporation ("CITY"), and the Redevelopment Agency of the City of Roseville, a public agency, ("Agency"), and

WITNESSETH:

WHEREAS, the parties have previously entered into a cooperation agreement dated June 2, 1983 whereby CITY agreed that it may, but was not required to, advance funds to AGENCY; and

WHEREAS, the parties now desire that such an advance be made and wish to set up the terms and conditions upon which said advance shall be made;

NOW THEREFORE, the parties agree as follows:

- 1. CITY agrees to advance AGENCY the sum of One Hundred Thousand Dollars (\$100,000) ("the Principal Amount") as of September 1994 ("the Loan Date").
- 2. Simple interest shall accrue on the Principal Amount from the Loan Date at the average, annual rate of interest earned on CITY's pooled investments, as determined by the Finance Director of CITY each year upon the anniversary date of this Agreement.

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- 3. Payment in full of the Principal Amount and all accrued interest shall be made on or before October 17, 2029

 ("the Due Date").
- 4. Repayment of the Principal Amount or accrued interest may be made without penalty by AGENCY at any time prior to the Due Date. AGENCY, at its option, may defer payment of either the Principal Amount and/or accrued interest until the Due Date.
- 5. AGENCY agrees that the monies advanced under this Agreement shall be used for: Exterior improvements to the Tower Theater, 415 425 Vernon Street
- 6. This is an integrated Agreement, and contains all of the terms, considerations, understanding and promises of the parties. It shall be read as a whole.
- 7. In any action brought by either party to enforce the terms of this Agreement, the prevailing party shall be entitled to recover its reasonable attorney's fees.
- 8. Any notices to parties required by this Agreement shall be delivered or mailed, U.S. first class postage prepaid, addressed as follows:

CITY

AGENCY

City Manager City of Roseville 311 Vernon Street Roseville, CA 95678 Executive Director
Redevelopment Agency
of the City of Roseville
311 Vernon Street
Roseville, CA 95678

Either party may amend its address for notice by sending notice to other party.

IN WITNESS WHEREFORE, the City of Roseville, a municipal corporation, has authorized the execution of this Agreement in duplicate by its City Manager and attested to by its City Clerk under the authority of Resolution No.94-254, adopted by the Council of the City of Roseville on the last day of September, 1994, and the Redevelopment Agency of the City of Roseville, a public agency, has authorized the execution of this Agreement in duplicate by its Executive Director and attested to by its Secretary under the authority of Resolution No.4-94, adopted by the Board of the Redevelopment Agency of the City of Roseville on the last day of September, 1994.

CITY OF ROSEVILLE, a municipal corporation

BV .

ALLEN E JOHNSON City Manager

ATTEST:

CAROLYN PARKINSON

City Clerk

APPROVED AS TO FORM:

REDEVELOPMENT AGENCY OF THE CITY OF ROSEVILLE, a public agency

BV.

ALLEN E. JOHNSON Executive Director

ATTEST:

CAROLYN PARKINSON

Secretary

APPROVED AS TO FORM:

MICHAEL F. DEAN Acting City Attorney

MIKE F. DEAN Acting General Counsel APPROVED AS TO SUBSTANCE:

APPROVED AS TO SUBSTANCE:

JOHN L. SPRAGUE Housing & Redevelopment Manager

TOHN L. SPRACUE Deputy Director

JS:mg/0084JS.1

RESOLUTION NO. 4-94

RESOLUTION OF THE REDEVELOPMENT AGENCY OF THE CITY OF ROSEVILLE APPROVING AN AGREEMENT BETWEEN THE REDEVELOPMENT AGENCY AND THE CITY OF ROSEVILLE

AND AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE IT ON BEHALF OF THE REDEVELOPMENT AGENCY

WHEREAS, an agreement for advance of funds between the Roseville Redevelopment Agency and the City of Roseville in the amount of \$100,000 to fund exterior improvements for the Tower Theater, 415 - 425 Vernon Street.

NOW THEREFORE, BE IT RESOLVED by the Board of the Roseville Redevelopment Agency that said agreement is approved and that the Executive Director is authorized to execute it on behalf of the Redevelopment Agency.

PASSED AND ADOPTED by the Board of the Roseville Redevelopment Agency this 21st day of September , 1994 , by the following.vote on roll call:

Claudia Gamar, Pauline Roccucci, Bill Santucci, Mel Hamel AYES MEMBERS:

NOES MEMBERS: None

Harry Crabb, Jr. ABSENT MEMBERS:

ATTEST:

JS:mq/0084JS

RESOLUTION NO. 94-254

RESOLUTION OF THE COUNCIL OF THE CITY OF ROSEVILLE APPROVING AN AGREEMENT BETWEEN THE CITY OF ROSEVILLE AND THE REDEVELOPMENT AGENCY OF THE CITY OF ROSEVILLE AND AUTHORIZING THE CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE

WHEREAS, an agreement for advance of funds between the City of Roseville and the Roseville Redevelopment Agency in the amount of \$100,000 to fund exterior improvements for the Tower Theater, 415 - 425 Vernon Street.

NOW THEREFORE, BE IT RESOLVED by the Council of the City of Roseville that said agreement is approved and that the City Manager is authorized to execute it on behalf of the City of Roseville.

PASSED AND ADOPTED by the Board of the Roseville Redevelopment Agency this 2lst day of September , 1994 , by the following vote on roll call:

AYES

COUNCILMEMBERS: Harry Crabb, Jr., Claudia Gamar, Pauline Roccucci,

Bill Santucci, Mel Hamel

NOES

COUNCILMEMBERS: None

ABSENT COUNCILMEMBERS:

None

Mel Har

ATTEST:

City Clerk

JS:mq/0085JS