

Redevelopment Agency

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Concord's Historic Perry House

Built in 1911 by its original owner, the well-known contractor Laurence V. Perry, the building faced Clayton Rd. off Colfax St., near the present location of the Tishman Building. Constructed as a wood-frame, two-flat structure, Laurence and Isabelle (Nunez) Perry and their daughter Laurine occupied the upstairs; the lower flat was rented to local high school teachers. The house was moved to its present location in 1981. It has been restored and remodeled, and is currently in use as a law office.

**CITY OF CONCORD
REDEVELOPMENT AGENCY
FOR THE YEAR ENDING JUNE 30, 2012**

The Central Concord Redevelopment Area was adopted on November 25, 1974 by Ordinance No. 991 of the City Council pursuant to the California Community Redevelopment Law. The Redevelopment Agency is a locally controlled public entity, governed by the Concord City Council that serves as the Agency's Board of Directors. The original project area encompassed Downtown Concord east of State Highway 242. Subsequent amendments in 1976 and 1979 added the area between State Highway 242 and Interstate 680, expanding the Redevelopment Area to include all of Central Concord and incorporating the City's Central Business District, the downtown Concord BART station, 2 major shopping centers, 2 hotels, and approximately 4 million square feet of office space. A Plan Amendment approved in October 2006 added an additional 400 acres to the Project Area in portions of North Concord, Willow Pass Road corridor, and Monument Boulevard Corridor. The Redevelopment Project Area now consists of a total of 1,072 acres.

The Central Concord Redevelopment Plan is governed by state mandated time limits governing the receipt of tax increment and the limit on Redevelopment Plan activities. These time limits within the Redevelopment Area correspond to the phasing of amendments that added area to the Plan and are summarized below.

Redevelopment Plan Sub-Area	Time Limit on Activities	Time Limit on Debt Issuance	Time Limit on Receipt of Tax Increment	Time Limit for Eminent Domain
Parcel I - Central Concord –Downtown Business District	11/24/2017	None	11/24/2027	11/22/2010
Parcel II and III - Central Concord –West Concord and small parcel adjacent to Parcel	11/21/2019	None	11/21/2029	11/22/2010
Parcel IV - Central Concord –Commerce Avenue Area	7/8/2022	None	7/8/2032	11/22/2010
Parcel V - 2006 Added Area –North Concord, Willow Pass Road, Monument Corridor Sub-Areas	10/24/2036	10/24/2026	10/24/2051	10/24/2018

Concord's redevelopment program was formed with the goal of removing blighting influences in the Redevelopment Area and alleviating adverse conditions. The Agency's annual budget that is submitted separately includes the Redevelopment Agency's goals and objectives and identifies the programs and projects that are planned to meet these goals and objectives. The budget sets forth a statement of estimated fund sources, appropriations, and fund balance for Fiscal Year 2011-12.

The Concord Community Reuse Redevelopment Project was adopted by Ordinance No. on April 26, 2011. The Project Area consists of all areas within the boundaries of the inland portion of the former Concord Naval Weapons Station base area and certain parcels adjacent to the Base Area commonly known as the City-owned portion of the Diablo Creek Golf Course, the Coast Guard Property and the North Concord BART Station Property.

The Redevelopment Plan for the Project Area provides the Agency with powers, duties, and obligations to implement and further the program generally formulated in this Plan for the redevelopment, rehabilitation, and revitalization of the Project Area.

Some of the key goals and objectives of the Redevelopment Plan are to:

- Help eliminate blighting conditions that prevent the effective reuse of the Project Area.
- Facilitate conversion of the Base Area from military to civilian uses.
- Implement the Reuse Plan and help realize the community's goals for the Base Area's reuse.
- Ensure that new development in the Project Area is a logical extension of and is integrated with the surrounding community.
- Enhance the health, safety and welfare of the community through upgraded and/or new infrastructure.
- Enhance overall quality of life for all residents of Concord through public facilities and community amenities, including recreational, environmental and cultural facilities.

Project Area Time limits

Time Limits	
Eminent Domain	12 years from County Auditor certification date
Incurring Debt	12 years from county Auditor certification date
Plan effectiveness	30 years from County Auditor certification date
Tax increment Collection	45 years from County Auditor certification date

CITY OF CONCORD
REVENUE SUMMARY - REDEVELOPMENT AGENCY FUNDS
FOR THE YEAR ENDING JUNE 30, 2012

	Actual 2007-08	Actual 2008-09	Actual 2009-10	Adopted Budget 2010-11	Adopted Budget 2011-12
REVENUES:					
Taxes	\$ 14,598,613	\$ 16,086,969	\$ 16,492,511	\$ 13,597,971	\$ 14,827,161
Licenses and permits	-	-	-	-	-
Intergovernmental	-	-	-	-	-
Charges for current services	-	-	-	-	-
Fines and forfeitures	-	-	-	-	-
Use of money and property	1,448,823	974,215	28,128	116,000	167,000
Other	157,886	45,547	190,448	309,902	15,539
Total Revenues	\$ 16,205,322	\$ 17,106,731	\$ 16,711,087	\$ 14,023,873	\$ 15,009,700
EXPENDITURES:					
Current:					
Salaries and benefits	\$ 848,926	\$ 1,359,693	\$ 933,196	\$ 814,244	\$ 881,304
Operating expenditures	5,585,140	(2,643,338)	8,444,180	3,860,955	3,107,855
Fixed charges	274,455	275,675	240,326	216,754	406,773
Capital projects	3,223,369	8,435,834	2,465,339	989,211	2,475,000
Debt service	-	-	-	-	-
Total Expenditures	\$ 9,931,890	\$ 7,427,864	\$ 12,083,041	\$ 5,881,164	\$ 6,870,932
EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES	\$ 6,273,432	\$ 9,678,867	\$ 4,628,046	\$ 8,142,709	\$ 8,138,768
OTHER FINANCING SOURCES (USES):					
Conversion to unallocated reserve balance	\$ (1,720,253)	\$ (2,914,591)	\$ (884,410)	\$ (245,726)	\$ -
Transfers in	436,163	-	247,290	-	-
Transfers (out)	(10,936,262)	(10,873,053)	(11,590,814)	(10,975,601)	(10,879,752)
Total Other Financing Sources (Uses)	\$ (12,220,352)	\$ (13,787,644)	\$ (12,227,934)	\$ (11,221,327)	\$ (10,879,752)
EXCESS (DEFICIENCY) OF REVENUES AND OTHER SOURCES OVER EXPENDITURES AND OTHER USES	\$ (5,946,920)	\$ (4,108,777)	\$ (7,599,888)	\$ (3,078,618)	\$ (2,740,984)
Fund balance at beginning of year	28,558,105	22,611,185	18,502,408	10,902,520	7,823,902
Fund balance at end of year	\$ 22,611,185	\$ 18,502,408	\$ 10,902,520	\$ 7,823,902	\$ 5,082,918

**City of Concord
Redevelopment Agency
Ten Year Projection
For the Year Ending June 30, 2012**

	<u>2011-12</u>	<u>2012-13</u>	<u>2013-14</u>	<u>2014-15</u>	<u>2015-16</u>	<u>2016-17</u>	<u>2017-18</u>	<u>2018-19</u>	<u>2019-20</u>	<u>2020-21</u>
Fund Balance 7/01	\$ 7,823,902	\$ 5,082,918	\$ 4,344,417	\$ 3,989,485	\$ 3,662,928	\$ 3,351,522	\$ 3,211,403	\$ 3,265,314	\$ 1,290,548	\$ 1,046,582
Operating Revenues										
Net Tax Increment	\$ 11,696,793	\$ 11,686,747	\$ 11,676,458	\$ 11,666,135	\$ 11,655,661	\$ 11,975,488	\$ 12,345,227	\$ 12,613,941	\$ 12,933,972	\$ 13,288,409
Use of Money & Property	112,000	123,000	131,000	258,000	414,000	447,000	438,000	391,000	327,000	327,000
Other	70,539	55,825	56,662	57,512	58,375	59,251	60,140	61,042	61,958	62,887
Total Operating Revenue	<u>\$ 11,879,332</u>	<u>\$ 11,865,572</u>	<u>\$ 11,864,120</u>	<u>\$ 11,981,647</u>	<u>\$ 12,128,036</u>	<u>\$ 12,481,739</u>	<u>\$ 12,843,367</u>	<u>\$ 13,065,983</u>	<u>\$ 13,322,930</u>	<u>\$ 13,678,296</u>
Less Appropriations:										
Operations	\$ 4,395,932	\$ 4,357,557	\$ 4,484,099	\$ 4,608,673	\$ 4,752,539	\$ 4,946,678	\$ 5,112,210	\$ 7,369,603	\$ 5,909,394	\$ 5,977,009
Capital Projects	2,475,000	500,000	-	-	-	-	-	-	-	2,493,000
Debt Service	7,749,384	7,746,516	7,734,953	7,699,531	7,686,903	7,675,180	7,677,246	7,671,146	7,657,502	3,896,802
Total Appropriations	<u>\$ 14,620,316</u>	<u>\$ 12,604,073</u>	<u>\$ 12,219,052</u>	<u>\$ 12,308,204</u>	<u>\$ 12,439,442</u>	<u>\$ 12,621,858</u>	<u>\$ 12,789,456</u>	<u>\$ 15,040,749</u>	<u>\$ 13,566,896</u>	<u>\$ 12,366,811</u>
Excess (Deficiency) of Revenues Over (Under) Expenditures	\$ (2,740,984)	\$ (738,501)	\$ (354,932)	\$ (326,557)	\$ (311,406)	\$ (140,119)	\$ 53,911	\$ (1,974,766)	\$ (243,966)	\$ 1,311,485
10% Contingency Reserve	\$ 392,000	\$ 385,000	\$ 393,000	\$ 400,000	\$ 407,000	\$ 417,000	\$ 422,000	\$ 430,000	\$ 441,000	\$ 447,000
Fund Balance - 6/30	<u>\$ 4,690,918</u>	<u>\$ 3,959,417</u>	<u>\$ 3,596,485</u>	<u>\$ 3,262,928</u>	<u>\$ 2,944,522</u>	<u>\$ 2,794,403</u>	<u>\$ 2,843,314</u>	<u>\$ 860,548</u>	<u>\$ 605,582</u>	<u>\$ 1,911,067</u>

RDA Comparison of Operating Revenue to Operating Expense

