

In response to Mayor Pro Tempore Mounce, Mr. King stated that, pursuant to the termination clause in the agreement, the consultant may be terminated at any time.

MOTION/VOTE:

The City Council, on motion of Council Member Hansen, Katzakian second, adopted Resolution No. 2007-190 appropriating funds and authorizing the City Manager to enter into a contract with Rad Bartlam to provide General Plan project management services for a total cost \$78,400 for two years. The motion carried by the following vote:

Ayes: Council Members – Hansen, Katzakian, Mounce, and Mayor Johnson

Noes: Council Members – Hitchcock

Absent: Council Members – None

F. COMMENTS BY THE PUBLIC ON NON-AGENDA ITEMS

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- Barbara Flockhart spoke on her concerns regarding various funds expended by the City Council on items including, but not limited to, wastewater treatment facility, consultants, refinancing, and redevelopment.

G. COMMENTS BY CITY COUNCIL MEMBERS ON NON-AGENDA ITEMS

- Mayor Pro Tempore Mounce suggested staff look into the request made by Kenneth Chase and the mural on Cherokee Lane and Victor Road.
- Council Member Hansen mentioned there was graffiti near the mural, requested an update on the mobile food vendor efforts, reported on his attendance at the San Joaquin Council of Governments meeting specifically pertaining to obtaining a seat on the Rail Commission, and requested a formal presentation at a regular Council meeting of the environmental litigation when appropriate to do so.
- Mayor Johnson thanked Council Members Hitchcock and Hansen for their efforts with the environmental litigation and suggested references to mandates imposed by the State legislature be listed when items are brought forth.

H. COMMENTS BY THE CITY MANAGER ON NON-AGENDA ITEMS

- City Manager King reported on future improvements on Lodi Avenue, a community workshop to be held on Tuesday, November 6, 2007, the status of the sound system in the Grape Bowl, refinancing efforts which will result in a savings of approximately \$1.5 million, and the cost of issuance which will be put out again for clarification purposes.

I. PUBLIC HEARINGS

- I-1 Notice thereof having been published according to law, an affidavit of which publication is on file in the office of the City Clerk, Mayor Johnson called for the public hearing to consider adopting a resolution approving the Lodi Solar Rebate Program to become effective January 1, 2008.

City Manager King provided a brief introduction of the subject matter.

Rob Lechner, Manager of Customer Services and Programs, provided a PowerPoint presentation regarding the solar rebate program. Specific topics of discussion included state mandates through Senate Bill 1, overview of the bill, highlights of the Solar Rebate Pilot Project, fast facts about solar systems, the next steps in implementing the program, solar initiative surcharge, funding options, and recommendations regarding the same.

In response to Council Member Hansen, Mr. Lechner stated the California Energy Commission is still working on the actual effective date and discussing grandfathering options.

In response to Council Member Hansen, Mr. Lechner stated how the funds are divided is not mandated as the City Council may divide as deemed appropriate.

Redevelopment. *For a Better Lodi*



California has nearly 400 active redevelopment agencies in communities throughout the state, including five cities in San Joaquin County. While they are probably the least understood local government entities, redevelopment agencies represent the most important tool a community has to help breathe new life into areas in need of revitalization, economic development and new opportunity. Redevelopment activities create jobs and expand opportunities for business, provide affordable housing and homeownership opportunities for families most in need, reduce crime, improve infrastructure and lead cleanup of run-down areas. Below are some key facts about redevelopment agencies and their contributions to California communities.

Redevelopment. Without it, important community projects don't get done.

An abandoned gas station doesn't turn into retail space overnight and affordable housing doesn't build itself. Revitalization of deteriorated areas doesn't just happen — someone has to make it happen. **The core function of redevelopment agencies is to serve as the catalyst for community revitalization projects in which the private sector otherwise would not be involved.**

Reflecting the community's needs:

Redevelopment agencies are local government entities usually controlled by the City Council, County Board of Supervisors or a separate appointed board (all accountable to the public). Because they are locally governed, redevelopment agencies are in the best position to identify what a community needs and to work with private investors on local projects to meet those needs.

How it works:

When redevelopment agencies make improvements to targeted areas, property values within those areas rise, resulting in an increase in property tax revenues. State law allows redevelopment agencies to use a portion of this increase to repay financial obligations they must incur in order to rehabilitate an area. Redevelopment agencies use these funds to build public improvements and infrastructure, clean up contaminated soil and do other things necessary to improve the conditions of the property. Redevelopment's commitment of funds attracts private investment and creates a chain reaction, such as job creation, where the ultimate economic output is larger than the original public investment.

In Lodi, redevelopment could mean:

- ▶ Affordable housing and homeownership
- ▶ Job growth
- ▶ Revived business districts
- ▶ Revitalization of run-down neighborhoods
- ▶ Crime reduction
- ▶ Upgraded streets, lighting, sewers and water lines
- ▶ Clean up of contaminated property
- ▶ Parks
- ▶ Libraries
- ▶ Fire and police stations and other public facilities

Redevelopment By The Numbers

8. Number of the 163 California cities with populations greater than 50,000 that do not have redevelopment agencies, of which Lodi is one.

\$8.7 billion. Redevelopment agencies' revenue in fiscal year 2005-2006, up from \$7.2 billion the previous year.

\$14. Every \$1 of redevelopment agency spending generates nearly \$14 in total economic activity.

\$381 billion. Increase in property values above base-year levels.

\$693 million. Amount spent by state redevelopment agencies in 2005-2006 in low- and moderate-income housing.

20 percent. Amount of property tax revenues generated from redevelopment activities that must be spent to increase the supply of affordable housing.

"... (C)ommunities should revisit the affordable housing possibilities in the urban core. Revitalizing already-used land reduces the need to sprawl onto farms or wetlands and uses compact growth to stop sprawl. Redevelopment in cities uses existing resources rather than forcing taxpayers to subsidize the building of new roads or sewer lines."

—Sierra Club

Redevelopment: **A** tool to build a better Lodi

The City of Lodi has many needs, from more affordable housing to fixing aging buildings and stimulating business on Cherokee Lane. The City constantly examines the range of services it provides and how to pay for and improve them. Like every other California city, Lodi has a tool available to reach some of those unmet needs, but unlike most other cities, it's unused at the moment. That tool is redevelopment, which allows cities to keep a greater share of property taxes paid when values climb.

State redevelopment law allows the city to use tax generated from higher property values to pay for repairs and improvements that would otherwise require higher fees on ratepayers or drain funds from other city services. With a redevelopment plan, Lodi would keep five times as much property tax generated by higher values than without, freeing up more money for services such as police protection and park maintenance. Redevelopment does not raise taxes, it merely changes the way a portion of the tax revenue is distributed.

Four of the county's six other cities have active redevelopment agencies, ranging from the largest, Stockton, to one of smallest, Ripon (population 14,575).

The following may help answer some questions you may have about the process:

Question: What's in it for me?

Answer: If you own property within a redevelopment area, redevelopment funds could go toward street and sidewalk upgrades, underground pipe repairs, and assistance programs to improve your home, building or surrounding properties. State law requires redevelopment agencies spend at least 20 percent of their funds on affordable housing. The list of eligible programs hasn't been established yet, *so* your participation is valuable as the community considers how redevelopment may benefit Lodi.

Question: Where is the redevelopment area?

Answer: If the City Council decides to pursue a redevelopment project, that will be something decided with the public's help. **A** 2002 proposal, which identified most of east Lodi within a proposed project area, may be a starting point in the



Redevelopment: A tool to build a better Lodi (cont.)

discussion. Sales tax collections, an indicator of economic strength, have actually declined in that geographic area in recent years.

Question: Isn't this just more government?

Answer: It is a separate agency, but it's still the Lodi City Council members who make the decisions, such as how money is spent, after the public has its say in an open meeting.

Question: Could the redevelopment agency take my home **on** behalf of a private developer?

Answer: Not in Lodi. The city has an ordinance that prohibits it from using eminent domain powers to seize property for a private party's benefit. If a redevelopment project is adopted, it will be set up with that prohibition in place, something a future City Council could not reverse without a lengthy process and public input.

Question: Didn't the city already **try** this in **2002**?

Answer: Almost. The process started and then stopped after a citizen's group forced the issue to the ballot. The Lodi City Council decided the time wasn't right and dropped the matter. But had the project moved forward, the Lodi Redevelopment Agency would be receiving roughly \$500,000 a year for local projects.

Question: How soon can **I** expect to see **changes** in **my** neighborhood?

Answer: It won't be overnight. The city receives additional dollars only when property values increase. But over time, as more redevelopment funds are invested, the beneficial effect should be compounded.

For more information, contact the City Manager's office: **333-6700**.

