City of Chico & Chico Redevelopment Agency

2011-12

FINAL ANNUAL BUDGETS

Capital Improvement Program 2010-11 through 2020-21

City of Chico · Incorporated 1872 ~ City of Chico Redevelopment Agency · Est. 1980

RESOLUTION NO. RDA 16-11

RESOLUTION OF THE CHICO REDEVELOPMENT AGENCY ADOPTING THE 2011-12 FINAL BUDGET FOR THE CHICO REDEVELOPMENT AGENCY

BE IT RESOLVED by the Chico Redevelopment Agency (the "Agency") that:

Section 1. Adoption of the 2011-12 Final Budget

The 2011-12 Proposed Budget, adopted by Resolution No. RDA 15-11 of the Chico Redevelopment Agency, and all amendments thereto set forth in the memorandum from the City Manager/Executive Director to the City Council/Chico Redevelopment Agency dated June 21, 2011, be and are hereby adopted as the 2011-12 Final Budget of the Chico Redevelopment Agency.

Pursuant to §65401 of the California Government Code and §2R.32.020 of the Chico Municipal Code, the Executive Director has determined that the public works projects included in the 2011-12 Final Budget are consistent with the Chico General Plan.

Pursuant to §33445 of the California Health and Safety Code, the Agency makes the following findings in connection with funds of the Agency appropriated by the Final Budget for the construction and installation of public improvements, as set forth in the attached Exhibit "1" entitled "Chico Redevelopment Agency 2011-12 Capital Projects":

a. Each such public facility or improvement is of benefit to the redevelopment project area in which it is located, by helping eliminate blight within the project area;

b. No other reasonable means for financing the public facilities and improvements are available to the community in that all General Fund revenues are committed to operating costs and are not adequate to provide the desired level of service; and

c. The payment of funds for the cost of such public facilities is consistent with the Implementation Plans for the redevelopment project areas which were adopted pursuant to California Health & Safety Code, Section 33490.

Pursuant to §33420.2 of the California Health and Safety Code, the Agency finds that because of the magnitude and severity of graffiti within the redevelopment project areas, it is necessary for the Agency to take action to remove graffiti from public and private property in order to effectuate the purposes of the redevelopment plan and assist with the elimination of blight, as defined in §33032 of the California Health and Safety Code.

Pursuant to §33334.10 of the California Health and Safety Code, the Agency finds that there are no Excess Surplus funds in the Low and Moderate Income Housing Fund of the Chico Redevelopment Agency as that term is defined in such section.

The amounts set forth in the Final Budget are hereby appropriated for the purposes therein stated. A true and correct copy of the Final Budget is on file in the Office of the Agency Secretary and the Final Budget includes all attachments, appendices, and other related documents incorporated therein.

Section 2. Amendment

During the 2011-12 fiscal year, the Final Budget may be amended by resolution, minute order, budget modification, or supplemental appropriation adopted by the Agency or modified by the Executive Director in accordance with the Chico Redevelopment Agency 2011-12 Budget Policies.

Section 3. Establishment of Funds

There are hereby established the various Redevelopment funds as are provided for in the Final Budget; provided, however, the Agency may establish by appropriate action during the 2011-12 fiscal year such additional funds as it may deem necessary, and the Agency Treasurer shall establish such other funds as are required by law.

Section 4. Executive Director Authority

The Executive Director is hereby authorized to:

a. Transfer Agency funds to the City of Chico and to accept on behalf of the Agency funds transferred from the City of Chico for public improvements, subject to the conditions required by that certain Public Improvement

Agreement, Greater Chico Urban Area Redevelopment Project Area, and that certain Public Improvement Agreement, Chico Merged Redevelopment Project Area, between the City of Chico and the Chico Redevelopment Agency dated June 26, 1995.

b. Transfer funds to the Chico Urban Area Joint Powers Financing Authority for the sole purpose of financing the construction and installation of sewer facilities and improvements to implement the Nitrate Plan as set forth in that certain Revised Joint Exercise of Powers Agreement for the Chico Urban Area Joint Powers Financing Authority, dated June 1, 2006.

Section 5. Administration of Budget

Pursuant to Chapter 2R.43 of the Chico Municipal Code, the Executive Director shall administer the Final Budget in accordance with the appropriate provisions of the Community Redevelopment Law, ordinances and resolutions of the Agency, and the Budget Policies as set forth in the Final Budget.

Section 6. Actions Authorized

Notwithstanding the adoption of the budget and the findings set forth above, the adoption of this resolution shall not be construed to authorize any expenditure or other action by the Agency that would be prohibited pursuant to AB 26 approved by Governor on June 28, 2011.

The foregoing resolution was adopted by the Chico Redevelopment Agency at its meeting held on July 5, 2011, by the following vote:

AYES: Evans, Flynn, Gruendl, Holcombe, Sorensen, Walker, Schwab

NOES: None

ABSENT: None

DISQUALIFIED: None

ATTEST:

Deborah R. Presson, Agency Secretary

APPROVED AS TO FORM:

Lori J. Barker, Agency Counsel

EXHIBIT "1"

CHICO REDEVELOPMENT AGENCY 2011-12 CAPITAL PROJECTS
CHICO AMENDED AND MERGED REDEVELOPMENT PROJECT

					Implementation Plan Authorized Program Activities**					
					1	2	3	4	5	6
Capital Project Number	Project Description	In RDA Plan	In/Out RDA Project Area	Blight Definition*	Inadequate Public Infrastructure	Parks, Landscaping, and Open Space	Economic Development	Public Facilities	Property Acquisition, Site Preparation, and Clean-up	Public Art
Section I - Projects Subject to Health and Safety Code Section 33445 Findings:										
50217	Stansbury House Assessment	Yes	In	33031				x		
50218	AIP No. 31 (Matching Funds)	Yes	In	33032	x		x	x		
50219	CMA Property Lease Transition	Yes	In	33031	x		x	x		

*The following blight definitions are set forth in the 1992 and 1993 California Redevelopment Law (CRL) which was in effect at the time each of the four projects were adopted. Although AB 1290 redefined some of the blight conditions, the Agency has chosen to remedy blight as defined in the March 1992 CMRPA Report to Council and the 1993 CRL.

Section 33031 - Structural Blight

(a) Defective design and character of physical construction.
(b) Faulty interior arrangement and exterior spacing.
(c) High Density of population and overcrowding.
(d) Inadequate provision for ventilation, light, sanitation, open spaces, and recreation facilities.
(e) Age, obsolescence, deterioration, dilapidation, mixed character, or shifting of uses.

Section 33032 - Non-Structural Blight

(a) An economic dislocation, deterioration, or disuse resulting from faulty planning (does not apply to CCRPA and GCUARPA).
(b) The subdividing and sale of lots of regular form and shape and inadequate size for property usefulness and development.
(c) The laying out of lots in disregard of the contours of the ground and surrounding conditions.
(d) The existence of inadequate public improvements, public facilities, open spaces, and utilities.
(e) A prevalence of depreciated values, impaired investments and social and economic maladjustment.

**The following descriptions are indexed to the 2009-10 Through 2013-14 Chico Amended and Merged Five-Year Implementation Plan authorized program activities indicated above:

1. Construct and improve public infrastructure, including streets, bicycle, and pedestrian facilities, interchanges, bridges and under crossings, parking, storm drainage and drainage management, sanitary sewers, utility under-grounding, and airport facilities.
2. Acquire and/or improve land for park improvements, landscaping, and creekside greenways; and rehabilitation of existing parks.
3. Provide funds for commercial rehabilitation and industrial redevelopment financing programs, including loans, owner participation agreements and disposition and development agreements.
4. Construct or improve public facilities, including public lighting, fire hydrants, commercial area improvements, general buildings, facilities, and equipment; and historic preservation.
5. Acquire land for planned improvements; and perform remediation and hazardous materials clean-up.
6. Encourage and facilitate development of projects which include public art and provide funds for public art projects.

RESOLUTION NO. RDA 15-11

RESOLUTION OF THE CHICO REDEVELOPMENT AGENCY ADOPTING THE 2011-12 PROPOSED BUDGET FOR THE CHICO REDEVELOPMENT AGENCY

WHEREAS, on or before the 1st day of June, 2011, the Executive Director of the Chico Redevelopment Agency prepared and presented to the Chico Redevelopment Agency the 2011-12 Proposed Budget (hereinafter "Proposed Budget") which includes the budget requests of each office and department of the Agency; and

WHEREAS, the Proposed Budget sets forth the unexpended and uncommitted funds in the Low and Moderate Income Housing Fund; and

WHEREAS, the Proposed Budget and all parts thereof will be considered by the Chico Redevelopment Agency on July 5, 2011, at which time the Proposed Budget and any modifications thereto will be adopted as the 2011-12 Final Budget of the Chico Redevelopment Agency.

NOW, THEREFORE, be it resolved by the Chico Redevelopment Agency that the 2011-12 Proposed Budget for the Chico Redevelopment Agency, as amended by the Chico Redevelopment Agency at its meeting of June 21, 2011, be and is hereby adopted as the 2011-12 Proposed Budget of the Chico Redevelopment Agency.

The foregoing resolution was adopted by the Chico Redevelopment Agency at its meeting held on June 21, 2011, by the following vote:

AYES: Evans, Flynn, Gruendl, Walker, Schwab

NOES: Sorensen

ABSENT: Holcombe

DISQUALIFIED: None

ATTEST:

Deborah R. Presson, Agency Secretary

APPROVED AS TO FORM:

Lori J. Barker, Agency Counsel

CHICO REDEVELOPMENT AGENCY

RESIDENTIAL

COMMERCIAL

INDUSTRIAL

ESTABLISHED 1980

CITY OF CHICO / CHICO REDEVELOPMENT AGENCY FY2011-12 FINAL ANNUAL BUDGET MESSAGE

TO: City Council / Redevelopment Agency DATE: July 5, 2011

FROM: City Manager / Executive Director FILE: D-11-1

SUBJECT: Adoption of the City of Chico and Chico Redevelopment Agency FY2011-12 Final Annual Budgets

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At its meeting of July 5, 2011, the City Council will consider the "Resolution of the City Council of the City of Chico Adopting the 2011-12 Final Budget for the City of Chico, the Chico Public Financing Authority, and the City of Chico Parking Authority," as required by Section 1103 of the Charter of the City of Chico. In addition, the Chico Redevelopment Agency will consider the "Resolution of the Chico Redevelopment Agency Adopting the 2011-12 Final Budget for the Chico Redevelopment Agency."

Summary of Final Budget Adjustments

The Final Budgets, as adopted by the above resolutions, reflect the FY2011-12 Proposed Budgets adopted on June 21, 2011, plus the budget adjustments itemized on the attached Summary of Final Budget Adjustments (Exhibit A). The adjustments include:

New Capital Project:

- $117,420 for FCC Radio Narrowbanding, which includes $94,000 of grant funding and $23,420 offset by reduction to Retroreflectivity Signage project.

Adjustments to Existing Capital Projects:

- Increase CDBG General Admin project, and offsetting revenue.
- Transfer $150,000 from FY11-12 Sycamore Creek Bicycle Path I project to the FY10-11 SR99 Corridor Bikeway Facility project.
- Adjust funding among RDA bond funded projects to offset an Account Receivable write-off and allocate additional funding to East Fifth Avenue Reconstruction project.
- Transfer $82,400 from FY11-12 budget for South Chapman Gateway to FY10-11 Property Acquisition Program for emergency payment of VECTOR property taxes.

Additional Adjustments:

- Staffing changes related to first floor redistribution of duties due to pending vacancy.
- Correct Indirect Cost Allocation to Fund 862-Private Development, and offsetting transfer out from Fund 001-General Fund.
- Transfer loan receivables from Fund 352-Redevelopment to Fund001-General Fund, related to actions taken at special Council/Agency meeting of March 4, 2011.

- Record a $4,510 grant and allocate an expenditure for K-9 certification in narcotics detection.
- Transfer $305,000 from FY10-11 to FY11-12 for Transit Services.
- Establish budgets for Accounts Receivable write-offs, approved by Council on June 21, 2011.
- Increase RSTP Exchange revenue to reflect revised State projections.
- Correct clerical errors, including grant revenue coding, FY11-12 Plan Check Fees, and adjustment to Landscaping and Lighting District budgets.

Budget Policy Changes:
During the Budget Worksession meeting of June 21, 2011, Councilmember Evans proposed alternative language for Budget Policy C.4.e., "Guiding Principles for Budget Development." Council will consider this item at a future meeting and incorporate any changes into the FY11-12 Final Budget through a Budget Modification. Also at this meeting, Councilmember Sorensen requested a change to Budget Policy J.8.b. "Vehicles" to remove the reference to Compressed Natural Gas (CNG) powered vehicles. Council agreed to exchange this reference with "Alternative fuel vehicles." This change will be reflected in the FY11-12 Final Budget.

Request for Tax Increment Allocation – Redevelopment Project Analysis

As required by Section 33445 of the California Health and Safety Code, the Chico Redevelopment Agency must make the appropriate findings in connection with funds of the Agency appropriated by the Final Budget for the construction and installation of public improvements. The FY2011-12 Final Budget includes funding for three new capital projects for which findings have been made in the attached Exhibit D, "Resolution of the Chico Redevelopment Agency Adopting the 2011-12 Final Budget for the Chico Redevelopment Agency." A *"Request for Tax Increment Allocation – Redevelopment Project Analysis"* for each new capital project has been attached as Exhibit B, to more thoroughly document the findings.

Respectfully submitted,

David Burkland
City Manager/Executive Director

ATTACHMENTS:

Exhibit A	Summary of Final Budget Adjustments
Exhibit B	Requests for Tax Increment Allocation – Redevelopment Project Analyses
Exhibit C	Resolution of the City Council of the City of Chico Adopting the 2011-12 Final Budget for the City of Chico, the Chico Public Financing Authority, and the City of Chico Parking Authority
Exhibit D	Resolution of the Chico Redevelopment Agency Adopting the 2011-12 Final Budget for the Chico Redevelopment Agency

City of Chico and Chico Redevelopment Agency
2011-12 Final Budget
Summary of Final Budget Adjustments

	Project/Account	Description	2010-11 Budgeted Revenues	2010-11 Budgeted Expenditures	2010-11 Ending Fund Balance	2011-12 Budgeted Revenues	2011-12 Budgeted Expenditures	2011-12 Ending Fund Balance
001	**General**		***Proposed Budget***		***79,465***			***52,903***
Operating	001-xxx-4xxx	Salaries/Benefits					(36,310)	
	001-995-7993	Indirect Cost Allocation					72,742	
Transfer	001-000-3352	Transfer In - from Fund 352	1,735,436					
	001-000-xxxx	Adjust for Loans Receivable	(1,735,436)					
	001-000-9862	Transfer Out - to Fund 862					(75,000)	
			0	0		0	(38,568)	
			Final Budget		**79,465**			**91,471**
100	**Grants - Operating Activities**		***Proposed Budget***		***0***			***0***
Revenue	100-000-46004	Contribution from Private Source				4,510		
Operating	100-000-5390	Training					4,510	
			0	0		4,510	4,510	
			Final Budget		**0**			**0**
201	**Community Development Block Grant**		***Proposed Budget***		***0***			***0***
Revenue	201-000-41100	Deferred Revenue	18,000					
Capital	201-000/65908	General Admin/CDBG		18,000				
			18,000	18,000		0	0	
			Final Budget		**0**			**0**
212	**Transportation**		***Proposed Budget***		***785,704***			***387,871***
Operating	212-653-5425	Transit Services		(305,000)			305,000	
			0	(305,000)		0	305,000	
			Final Budget		**1,090,704**			**387,871**
220	**Assessment District Admin**		***Proposed Budget***		***130,503***			***131,345***
Revenue	220-000-42704	A/R Write-Off	(16,904)					
			(16,904)	0		0	0	
			Final Budget		**113,599**			**114,441**
300	**Capital Grants/Reimbursements**		***Proposed Budget***		***0***			***0***
Revenue	300-000-41499	Other Payments from Gov't Agencies	(1,200,000)			94,000		
	300-000-46004	Contribution from Private Sources	1,200,000					
Capital	300-000/50229	FCC Radio Narrowbanding					94,000	
			0	0		94,000	94,000	
			Final Budget		**0**			**0**

EXHIBIT A

City of Chico and Chico Redevelopment Agency
2011-12 Final Budget
Summary of Final Budget Adjustments

	Project/Account	Description	2010-11 Budgeted Revenues	2010-11 Budgeted Expenditures	2010-11 Ending Fund Balance	2011-12 Budgeted Revenues	2011-12 Budgeted Expenditures	2011-12 Ending Fund Balance
307	**Gas Tax**		***Proposed Budget***		***643,355***			***329,909***
Revenue	307-000-41181	RSTP Exchange	124,982					
Capital	307-000/13046	Sycamore Creek Bicycle Path I					(150,000)	
	307-000/50166	SR99 Corridor Bikeway Facility		150,000				
	307-000/50227	Retroreflectivity Signage					(23,420)	
	307-000/50229	FCC Radio Narrowbanding					23,420	
			124,982	150,000		0	(150,000)	
			Final Budget		**618,337**			**454,891**
308	**Street Facility Improvement**		***Proposed Budget***		***(2,557,673)***			***(1,987,499)***
Revenue	308-000-42704	A/R Write-Off	(43,630)					
			(43,630)	0		0	0	
			Final Budget		**(2,601,303)**			**(2,031,129)**
309	**Storm Drainage Facility**		***Proposed Budget***		***320,004***			***359,911***
Revenue	309-000-42704	A/R Write-Off	(27,267)					
			(27,267)	0		0	0	
			Final Budget		**292,737**			**332,644**
352	**Merged Redevelopment**		***Proposed Budget***		***1,699,740***			***3,389,417***
Operating	352-115-4xxx	Salaries/Benefits					6,514	
Capital	352-000/11050	Teichert Pond		16,511				
Transfer	352-000-9001	Transfer Out - to Fund 001		1,735,436				
	352-000-xxxx	Adjust for Loans Receivable		(1,735,436)				
			0	16,511		0	6,514	
			Final Budget		**1,683,229**			**3,366,392**
355	**2001 TARBS Capital Improvement**		***Proposed Budget***		***0***			***0***
Revenue	355-000-42704	A/R Write-Off	(16,511)					
Capital	355-000/11050	Teichert Pond		(16,511)				
			(16,511)	(16,511)		0	0	
			Final Budget		**0**			**0**
357	**2005 TABS Capital Improvement**		***Proposed Budget***		***1,352,718***			***0***
Capital	357-000/13023	SHR 99/ Eaton Road Traffic Signal		(192,000)				
	357-000/15010	SH32 Widening		(63,000)				
	357-000/90098	East Fifth Avenue Reconstruction		255,000				
			0	0		0	0	
			Final Budget		**1,352,718**			**0**

EXHIBIT A

City of Chico and Chico Redevelopment Agency
2011-12 Final Budget
Summary of Final Budget Adjustments

	Project/Account	Description	2010-11 Budgeted Revenues	2010-11 Budgeted Expenditures	2010-11 Ending Fund Balance	2011-12 Budgeted Revenues	2011-12 Budgeted Expenditures	2011-12 Ending Fund Balance
372	**Merged Low/Mod Income Housing**		***Proposed Budget***		***2,623,729***			***0***
Capital	372-000/65912	Property Acquisition Program		82,400				
	372-000/65966	South Chapman Gateway					(82,400)	
			0	82,400		0	(82,400)	
			Final Budget		**2,541,329**			**0**
590	**Baroni Park LLD**		***Proposed Budget***		***42,618***			***0***
Revenue	590-000-45001	Tax Roll Assessment				51,494		
	590-000-45011	Levy Fee				(233)		
Operating	590-613-xxxx	Operating Expenses					51,261	
			0	0		51,261	51,261	
			Final Budget		**42,618**			**0**
591	**Husa Ranch/Nob Hill LLD**		***Proposed Budget***		***(760)***			***0***
Revenue	591-000-45001	Tax Roll Assessment				822		
			0	0		822	0	
			Final Budget		**(760)**			**822**
850	**Sewer**		***Proposed Budget***		***2,492,130***			***2,545,940***
Operating	850-000-4xxx	Salaries/Benefits					2,933	
			0	0		0	2,933	
			Final Budget		**2,492,130**			**2,543,007**
853	**Parking Revenue**		***Proposed Budget***		***15,694***			***38,324***
Operating	853-000-4xxx	Salaries/Benefits					648	
			0	0		0	648	
			Final Budget		**15,694**			**37,676**
856	**Airport**		***Proposed Budget***		***(729,887)***			***(819,829)***
Operating	856-000-4xxx	Salaries/Benefits					2,933	
			0	0		0	2,933	
			Final Budget		**(729,887)**			**(822,762)**
862	**Private Development**		***Proposed Budget***		***(9,127,567)***			***(8,904,911)***
Revenue	862-000-42410	Plan Check Fees				(117,129)		
Operating	862-995-7993	Indirect Cost Allocation					(72,742)	
Transfer	862-000-3001	Transfer In - from Fund 001				(75,000)		
			0	0		(192,129)	(72,742)	
			Final Budget		**(9,127,567)**			**(9,024,298)**

EXHIBIT A

City of Chico and Chico Redevelopment Agency
2011-12 Final Budget
Summary of Final Budget Adjustments

	Project/Account	Description	2010-11 Budgeted Revenues	2010-11 Budgeted Expenditures	2010-11 Ending Fund Balance	2011-12 Budgeted Revenues	2011-12 Budgeted Expenditures	2011-12 Ending Fund Balance
901	**Workers Compensation Ins Rsrv**		***Proposed Budget***		***4,748,497***			***3,661,806***
Operating	901-130-4xxx	Salaries/Benefits					(1,349)	
			0	0		0	(1,349)	
			Final Budget		**4,748,497**			**3,663,155**
941	**Maintenance District Admin**		***Proposed Budget***		***0***			***0***
Revenue	941-614-42699	Other Service Charges				2,933		
Operating	941-000-4xxx	Salaries/Benefits					2,933	
			0	0		2,933	2,933	
			Final Budget		**0**			**0**

EXHIBIT A

EXHIBIT B

Chico Redevelopment Agency 2011-12 Capital Projects

Project No.	Project Title	RDA Fund(s)	Other Fund(s)	Project Budget
50217	Stansbury House Assessment	357	N/A	$ 30,900
50218	AIP No. 31	352	856	$ 434,000
50219	CMA Property Lease Transition	352	300	$ 83,000

Request for Tax Increment Allocation – Redevelopment Project Analysis

Request for Tax Increment Allocation
Redevelopment Project Analysis

Project Title: Stansbury House Assessment

Date of Analysis:	June 22, 2011
Project Number:	50217
Project Area Designation:	Inside Central Chico Redevelopment Project Area
Project Description:	Building assessment to develop a budget and improvement strategy for publicly owned historical building.
Total Estimated Project Cost:	$30,900
Requested RDA Funding:	$30,900
Requested Other Funding:	$0
Estimated Valuation Increase:	Not applicable
Estimated Annual Tax Increment:	Not applicable
Impact on Debt Service:	No impact
RDA Plan Consistency:	§III.A.9 (Central Chico RDA)
Authorized Program Activity:	Improve public facilities (historic preservation)
CRL Blight Determinations:	33031(e): Age, obsolescence, deterioration, dilapidation
CRL §33445(a) Findings:	(1) Project area benefits. This project will provide benefit to the immediate neighborhood by eliminating dilapidation that impairs values. (2) No other reasonable means of financing. All General Fund revenues are committed to operating costs and are not available to provide the type of assistance proposed by this project. (3) Payment of funds will assist in the elimination of blight. The ultimate improvement of a publicly owned building will reduce deterioration and dilapidation in the project area.
General Plan Consistency:	Pursuant to California Government Code §65401 and Chico Municipal Code §2R.32.020, the Executive Director has determined that the project is consistent with the Chico General Plan.
CEQA Determination:	This project is Categorically Exempt from CEQA under Section 15331 of the CEQA Guidelines (Historical Resource Restoration/Rehabilitation).

Definitions:
CRL refers to the Community Redevelopment Law as set forth in California Health and Safety Code §33000 et seq.
CEQA refers to the California Environmental Quality Act as set forth in California Public Resources Code §21000 et seq.

Request for Tax Increment Allocation
Redevelopment Project Analysis

Project Title: AIP No. 31

Date of Analysis:	June 22, 2011
Project Number:	50218
Project Area Designation:	Inside Chico Municipal Airport Project Area
Project Description:	Rehabilitation of Taxiway H and holding apron, and airport layout plan update for Chico Municipal Airport.
Total Estimated Project Cost:	$434,000
Requested RDA Funding:	$21,700
Requested Other Funding:	$412,300 (F856-Federal Aviation Administration grant)
Estimated Valuation Increase:	Not applicable
Estimated Annual Tax Increment:	Not applicable
Impact on Debt Service:	No impact
RDA Plan Consistency:	§III.D.3 (Chico Municipal Airport Redevelopment Plan)
Authorized Program Activity:	Construct and improve public infrastructure (airport facilities)
CRL Blight Determinations:	33032(d): Inadequate public facilities
CRL §33445(a) Findings:	(1) Project area benefits. This project represents improvements to airport facilities to help solidify the long-term future of aviation facilities. (2) No other reasonable means of financing. Ninety-five percent of the funding for this project is available from AIP grant funds. All General Fund and Airport Fund revenues are committed to operating costs and are not available to provide the five percent match needed for this project. (3) Payment of funds will assist in the elimination of blight. The ultimate improvement of a publicly owned building will reduce deterioration and dilapidation in the project area.
General Plan Consistency:	Pursuant to California Government Code §65401 and Chico Municipal Code §2R.32.020, the Executive Director has determined that the project is consistent with the Chico General Plan.
CEQA Determination:	This project is Categorically Exempt from CEQA under Section 15301(d) of the CEQA Guidelines (Existing Facilities).
FAA Determination:	Categorical Exclusion under FAA Order 1050.

Definitions:
CRL refers to the Community Redevelopment Law as set forth in California Health and Safety Code §33000 et seq.
CEQA refers to the California Environmental Quality Act as set forth in California Public Resources Code §21000 et seq.
FAA refers to the Federal Aviation Administration.

Request for Tax Increment Allocation
Redevelopment Project Analysis

Project Title: CMA Property Lease Transition

Date of Analysis:	June 22, 2011
Project Number:	50219
Project Area Designation:	Inside Chico Municipal Airport Project Area
Project Description:	Evaluation and assessment of multiple airport facilities that will be vacated by Aero Union Corporation. The evaluation will identify the repairs and upgrades that are necessary to rehabilitate the properties to be suitable for leasing.
Total Estimated Project Cost:	$83,000
Requested RDA Funding:	$20,750
Requested Other Funding:	$62,250 (F300-Economic Development Administration grant)
Estimated Valuation Increase:	Not applicable
Estimated Annual Tax Increment:	Not applicable
Impact on Debt Service:	No impact
RDA Plan Consistency:	§III.B.3 (Chico Municipal Airport Redevelopment Plan)
Authorized Program Activity:	Improve pubic facilities
CRL Blight Determinations:	33031(e): Age, obsolescence, deterioration
CRL §33445(a) Findings:	(1) Project area benefits. This project represents improvements to airport properties to help solidify the long-term future of aviation related tenants at the Chico Municipal Airport. (2) No other reasonable means of financing. Seventy-five percent of the funding for this project is available from EDA grant funds. All General Fund and Airport Fund revenues are committed to operating costs and are not available to provide the twenty-five percent match needed for this project. (3) Payment of funds will assist in the elimination of blight. The ultimate improvement of publicly owned buildings will reduce deterioration and dilapidation in the project area.
General Plan Consistency:	Pursuant to California Government Code §65401 and Chico Municipal Code §2R.32.020, the Executive Director has determined that the project is consistent with the Chico General Plan.
CEQA Determination:	This project is Categorically Exempt from CEQA under Section 15301(d) of the CEQA Guidelines (Existing Facilities).

Definitions:
CRL refers to the Community Redevelopment Law as set forth in California Health and Safety Code §33000 et seq.
CEQA refers to the California Environmental Quality Act as set forth in California Public Resources Code §21000 et seq.

RESOLUTION NO. _____

RESOLUTION OF THE COUNCIL OF THE CITY OF CHICO ADOPTING THE 2011-12 FINAL BUDGET FOR THE CITY OF CHICO, THE CHICO PUBLIC FINANCING AUTHORITY AND THE CITY OF CHICO PARKING AUTHORITY

BE IT RESOLVED by the City Council of the City of Chico that:

Section 1. Adoption of the 2011-12 Final Budget

The 2011-12 Proposed Budget, adopted by Resolution No. 56-11 of the City Council of the City of Chico, and all amendments thereto set forth in the memorandum from the City Manager/Executive Director to the City Council/Chico Redevelopment Agency dated June 21, 2011, be and are hereby adopted as the 2011-12 Final Budget of the City of Chico.

The Final Budget includes the 2011-12 budgets of the City of Chico, the Chico Public Financing Authority, and the City of Chico Parking Authority.

Pursuant to §65401 of the California Government Code and §2R.32.020 of the Chico Municipal Code, the City Manager has determined that the public works projects included in the 2011-12 Final Budget are consistent with the Chico General Plan.

Pursuant to §33445 of the California Health and Safety Code, the City Council consents to the payment of the cost of certain publicly-owned facilities and improvements by the Chico Redevelopment Agency and makes the following findings in connection with funds of the Agency appropriated by the Final Budget for the construction and installation of public improvements, as set forth in the attached Exhibit "1" entitled "Chico Redevelopment Agency 2011-12 Capital Projects":

a. Each such public facility or improvement is of benefit to the redevelopment project area in which it is located, by helping eliminate blight within the project area;

b. No other reasonable means for financing the public facilities and improvements are available to the community in that all General Fund revenues are committed

to operating costs and are not adequate to provide the desired level of service; and

c. The payment of funds for the cost of such public facilities is consistent with the Implementation Plans for the redevelopment project areas which were adopted pursuant to California Health & Safety Code, Section 33490.

The amounts set forth in the Final Budget are hereby appropriated for the purposes therein stated. A true and correct copy of the Final Budget is on file in the Office of the City Clerk and the Final Budget includes all attachments, appendices, and other related documents (including the Proposition 4 Appropriations Limitation Schedule required by law) incorporated therein.

Section 2. Amendment

During the 2011-12 fiscal year, the Final Budget may be amended by resolution, minute order, budget modification, or supplemental appropriation adopted by the City Council or modified by the City Manager in accordance with the City of Chico 2011-12 Final Budget Policies.

Section 3. Establishment of Funds

There are hereby established, pursuant to §1104 of the Charter of the City of Chico, the General Fund and such other funds as are provided for in the Final Budget; provided, however, the City Council may establish by appropriate action during the 2011-12 fiscal year such additional funds as it may deem necessary, and the Finance Director shall establish such other funds as are required by law.

Section 4. Administration of Budget

In accordance with the provisions of §701.B. of the Charter of the City of Chico, the City Manager shall administer the Final Budget in accordance with the appropriate provisions of the Charter, ordinances and resolutions of the City, and the Budget Policies as set forth in the Final Budget.

Section 5. Pay and Benefits

Pursuant to the provisions of §909 of the Charter of the City of Chico, the pay and employee benefits provided to City officers and employees shall be as set forth in the several Pay Schedules and the Schedule of Employee Benefits in the Final Budget. However, such Pay Schedules and the Schedule of Employee Benefits may be amended during this fiscal year by any memoranda of understanding with recognized employee organizations approved by resolution of the City Council or by any pay and benefit resolutions for appointed, management or confidential employees approved by the City Council.

The foregoing resolution was adopted by the City Council of the City of Chico at its meeting held on July 5, 2011, by the following vote:

AYES:

NOES:

ABSENT:

DISQUALIFIED:

ATTEST:

APPROVED AS TO FORM:

Deborah R. Presson, City Clerk

Lori J. Barker, City Attorney

EXHIBIT "1"

CHICO REDEVELOPMENT AGENCY 2011-12 CAPITAL PROJECTS
CHICO AMENDED AND MERGED REDEVELOPMENT PROJECT

					Implementation Plan Authorized Program Activities**					
					1	2	3	4	5	6
Capital Project Number	Project Description	In RDA Plan	In/Out RDA Project Area	Blight Definition*	Inadequate Public Infrastructure	Parks, Landscaping, and Open Space	Economic Development	Public Facilities	Property Acquisition, Site Preparation, and Clean-up	Public Art
Section I - Projects Subject to Health and Safety Code Section 33445 Findings:										
50217	Stansbury House Assessment	Yes	In	33031				x		
50218	AIP No. 31 (Matching Funds)	Yes	In	33032	x		x	x		
50219	CMA Property Lease Transition	Yes	In	33031	x		x	x		

*The following blight definitions are set forth in the 1992 and 1993 California Redevelopment Law (CRL) which was in effect at the time each of the four projects were adopted. Although AB 1290 redefined some of the blight conditions, the Agency has chosen to remedy blight as defined in the March 1992 CMRPA Report to Council and the 1993 CRL.

Section 33031 - Structural Blight

(a) Defective design and character of physical construction.
(b) Faulty interior arrangement and exterior spacing.
(c) High Density of population and overcrowding.
(d) Inadequate provision for ventilation, light, sanitation, open spaces, and recreation facilities.
(e) Age, obsolescence, deterioration, dilapidation, mixed character, or shifting of uses.

Section 33032 - Non-Structural Blight

(a) An economic dislocation, deterioration, or disuse resulting from faulty planning (does not apply to CCRPA and GCUARPA).
(b) The subdividing and sale of lots of regular form and shape and inadequate size for property usefulness and development.
(c) The laying out of lots in disregard of the contours of the ground and surrounding conditions.
(d) The existence of inadequate public improvements, public facilities, open spaces, and utilities.
(e) A prevalence of depreciated values, impaired investments and social and economic maladjustment.

**The following descriptions are indexed to the 2009-10 Through 2013-14 Chico Amended and Merged Five-Year Implementation Plan authorized program activities indicated above:

1. Construct and improve public infrastructure, including streets, bicycle, and pedestrian facilities, interchanges, bridges and under crossings, parking, storm drainage and drainage management, sanitary sewers, utility under-grounding, and airport facilities.
2. Acquire and/or improve land for park improvements, landscaping, and creekside greenways; and rehabilitation of existing parks.
3. Provide funds for commercial rehabilitation and industrial redevelopment financing programs, including loans, owner participation agreements and disposition and development agreements.
4. Construct or improve public facilities, including public lighting, fire hydrants, commercial area improvements, general buildings, facilities, and equipment; and historic preservation.
5. Acquire land for planned improvements; and perform remediation and hazardous materials clean-up.
6. Encourage and facilitate development of projects which include public art and provide funds for public art projects.

EXHIBIT C

RESOLUTION NO. RDA _____

RESOLUTION OF THE CHICO REDEVELOPMENT AGENCY ADOPTING THE 2011-12 FINAL BUDGET FOR THE CHICO REDEVELOPMENT AGENCY

BE IT RESOLVED by the Chico Redevelopment Agency (the "Agency") that:

Section 1. Adoption of the 2011-12 Final Budget

The 2011-12 Proposed Budget, adopted by Resolution No. RDA 15-11 of the Chico Redevelopment Agency, and all amendments thereto set forth in the memorandum from the City Manager/Executive Director to the City Council/Chico Redevelopment Agency dated June 21, 2011, be and are hereby adopted as the 2011-12 Final Budget of the Chico Redevelopment Agency.

Pursuant to §65401 of the California Government Code and §2R.32.020 of the Chico Municipal Code, the Executive Director has determined that the public works projects included in the 2011-12 Final Budget are consistent with the Chico General Plan.

Pursuant to §33445 of the California Health and Safety Code, the Agency makes the following findings in connection with funds of the Agency appropriated by the Final Budget for the construction and installation of public improvements, as set forth in the attached Exhibit "1" entitled "Chico Redevelopment Agency 2011-12 Capital Projects":

a. Each such public facility or improvement is of benefit to the redevelopment project area in which it is located, by helping eliminate blight within the project area;

b. No other reasonable means for financing the public facilities and improvements are available to the community in that all General Fund revenues are committed to operating costs and are not adequate to provide the desired level of service; and

c. The payment of funds for the cost of such public facilities is consistent with the Implementation Plans for the redevelopment project areas which were adopted pursuant to California Health & Safety Code, Section 33490.

Pursuant to §33420.2 of the California Health and Safety Code, the Agency finds that because of the magnitude and severity of graffiti within the redevelopment project areas, it is necessary for the Agency to take action to remove graffiti from public and private property in order to effectuate the purposes of the redevelopment plan and assist with the elimination of blight, as defined in §33032 of the California Health and Safety Code.

Pursuant to §33334.10 of the California Health and Safety Code, the Agency finds that there are no Excess Surplus funds in the Low and Moderate Income Housing Fund of the Chico Redevelopment Agency as that term is defined in such section.

The amounts set forth in the Final Budget are hereby appropriated for the purposes therein stated. A true and correct copy of the Final Budget is on file in the Office of the Agency Secretary and the Final Budget includes all attachments, appendices, and other related documents incorporated therein.

Section 2. Amendment

During the 2011-12 fiscal year, the Final Budget may be amended by resolution, minute order, budget modification, or supplemental appropriation adopted by the Agency or modified by the Executive Director in accordance with the Chico Redevelopment Agency 2011-12 Budget Policies.

Section 3. Establishment of Funds

There are hereby established the various Redevelopment funds as are provided for in the Final Budget; provided, however, the Agency may establish by appropriate action during the 2011-12 fiscal year such additional funds as it may deem necessary, and the Agency Treasurer shall establish such other funds as are required by law.

Section 4. Executive Director Authority

The Executive Director is hereby authorized to:

a. Transfer Agency funds to the City of Chico and to accept on behalf of the Agency funds transferred from the City of Chico for public improvements, subject to the conditions required by that certain Public Improvement

Agreement, Greater Chico Urban Area Redevelopment Project Area, and that certain Public Improvement Agreement, Chico Merged Redevelopment Project Area, between the City of Chico and the Chico Redevelopment Agency dated June 26, 1995.

b. Transfer funds to the Chico Urban Area Joint Powers Financing Authority for the sole purpose of financing the construction and installation of sewer facilities and improvements to implement the Nitrate Plan as set forth in that certain Revised Joint Exercise of Powers Agreement for the Chico Urban Area Joint Powers Financing Authority, dated June 1, 2006.

Section 5. Administration of Budget

Pursuant to Chapter 2R.43 of the Chico Municipal Code, the Executive Director shall administer the Final Budget in accordance with the appropriate provisions of the Community Redevelopment Law, ordinances and resolutions of the Agency, and the Budget Policies as set forth in the Final Budget.

The foregoing resolution was adopted by the Chico Redevelopment Agency at its meeting held on July 5, 2011, by the following vote:

AYES:

NOES:

ABSENT:

DISQUALIFIED:

ATTEST:

APPROVED AS TO FORM:

Deborah R. Presson, Agency Secretary

Lori J. Barker, Agency Counsel

EXHIBIT D

EXHIBIT "1"

CHICO REDEVELOPMENT AGENCY 2011-12 CAPITAL PROJECTS
CHICO AMENDED AND MERGED REDEVELOPMENT PROJECT

					Implementation Plan Authorized Program Activities**					
					1	2	3	4	5	6
Capital Project Number	Project Description	In RDA Plan	In/Out RDA Project Area	Blight Definition*	Inadequate Public Infrastructure	Parks, Landscaping, and Open Space	Economic Development	Public Facilities	Property Acquisition, Site Preparation, and Clean-up	Public Art
Section I - Projects Subject to Health and Safety Code Section 33445 Findings:										
50217	Stansbury House Assessment	Yes	In	33031				x		
50218	AIP No. 31 (Matching Funds)	Yes	In	33032	x		x	x		
50219	CMA Property Lease Transition	Yes	In	33031	x		x	x		

*The following blight definitions are set forth in the 1992 and 1993 California Redevelopment Law (CRL) which was in effect at the time each of the four projects were adopted. Although AB 1290 redefined some of the blight conditions, the Agency has chosen to remedy blight as defined in the March 1992 CMRPA Report to Council and the 1993 CRL.

Section 33031 - Structural Blight

(a) Defective design and character of physical construction.
(b) Faulty interior arrangement and exterior spacing.
(c) High Density of population and overcrowding.
(d) Inadequate provision for ventilation, light, sanitation, open spaces, and recreation facilities.
(e) Age, obsolescence, deterioration, dilapidation, mixed character, or shifting of uses.

Section 33032 - Non-Structural Blight

(a) An economic dislocation, deterioration, or disuse resulting from faulty planning (does not apply to CCRPA and GCUARPA).
(b) The subdividing and sale of lots of regular form and shape and inadequate size for property usefulness and development.
(c) The laying out of lots in disregard of the contours of the ground and surrounding conditions.
(d) The existence of inadequate public improvements, public facilities, open spaces, and utilities.
(e) A prevalence of depreciated values, impaired investments and social and economic maladjustment.

**The following descriptions are indexed to the 2009-10 Through 2013-14 Chico Amended and Merged Five-Year Implementation Plan authorized program activities indicated above:

1. Construct and improve public infrastructure, including streets, bicycle, and pedestrian facilities, interchanges, bridges and under crossings, parking, storm drainage and drainage management, sanitary sewers, utility under-grounding, and airport facilities.
2. Acquire and/or improve land for park improvements, landscaping, and creekside greenways; and rehabilitation of existing parks.
3. Provide funds for commercial rehabilitation and industrial redevelopment financing programs, including loans, owner participation agreements and disposition and development agreements.
4. Construct or improve public facilities, including public lighting, fire hydrants, commercial area improvements, general buildings, facilities, and equipment; and historic preservation.
5. Acquire land for planned improvements; and perform remediation and hazardous materials clean-up.
6. Encourage and facilitate development of projects which include public art and provide funds for public art projects.

EXHIBIT D

CITY OF CHICO & CHICO REDEVELOPMENT AGENCY FY2011-12 PROPOSED

TO:	City Council/Redevelopment Agency	DATE:	June 21, 2011
FROM:	City Manager/Executive Director	FILE:	D-11-1
SUBJECT:	Adoption of the City of Chico FY2011-12 Proposed Annual Budget		

At its meeting on June 21, 2011, the Chico City Council will consider the "Resolution of the City Council of the City of Chico Adopting the FY2011-12 Proposed Annual Budget for the City of Chico, the Chico Public Financing Authority, and the City of Chico Parking Authority," as required by Section 1103 of the Charter of the City of Chico. In addition, the Chico Redevelopment Agency will consider the "Resolution of the Chico Redevelopment Agency Adopting the FY2011-12 Proposed Annual Budget for the Chico Redevelopment Agency."

Overview of City Services

The City of Chico is a full-service City, offering its citizens a broad range of services including: police and fire protection; public works; community development; housing activities; park and recreational activities; arts programs; municipal airport; sanitary sewer system and general administrative services.

With the recent economic recession and its impact on City revenues, the ability of the City to provide the same level of services has been challenging. In an effort to maintain as many services as possible, the City has implemented a number of cost cutting measures. Operating Budgets have been reduced consistently since 2008, in attempts to correct a structural deficit within the General Fund as well as adjust to the declining revenue base for the City. All City departments have been impacted by the declining revenue base, and have made significant operational changes to maintain the City's core services. Reduction measures include the elimination of 63 positions, representing 14% of the City's workforce. The majority of the positions were lost through attrition and an early retirement program, with only three positions lost from lay offs. Additionally, seven of the City's eight bargaining units recently took a five percent reduction in compensation. Funding levels to various community organizations have been impacted as well.

FY2011-12 Proposed Budget Highlights

General & Park Funds – Funds 001 & 002

The FY2011-12 Proposed Budget reflects a balanced General & Park Fund, with an ending fund balance of $52,903. While this falls short of the Desired Fund Balance of $3.4 million, the aforementioned budget reduction measures have resulted in a balanced budget for the ensuing fiscal year. General Fund revenue is projected to increase

slightly (1.3%). Sales Tax and Transient Occupancy Tax trends are showing positive growth over the current fiscal year; however pressures from the depressed housing market continue to plague Property Tax revenues.

	PROJECTED 2010-11	PROJECTED 2011-12	$ VARIANCE	% VARIANCE
REVENUES				
Sales Tax	15,614,093	16,160,900	546,807	3.5%
Property Tax	4,464,195	4,338,087	(126,107)	-2.8%
Property Tax In Lieu of VLF	6,490,036	6,327,800	(162,236)	-2.5%
Utility Users Tax	6,582,700	6,747,300	164,600	2.5%
Transient Occupancy Tax	1,863,000	1,890,900	27,900	1.5%
Other Taxes	1,797,600	1,833,400	35,800	2.0%
Total Tax Revenues	**36,811,624**	**37,298,387**	**486,763**	**1.3%**
All Other Revenues	2,318,224	2,405,028	86,804	3.7%
Other Financing Sources	3,552,000	3,554,500	2,500	0.1%
TOTAL REVENUE SOURCES	**42,681,848**	**43,257,915**	**576,067**	**1.3%**
Change from Prior Year	-1.15%	1.35%		
EXPENDITURES				
Salaries and Benefits	36,686,747	37,370,596	683,849	1.9%
Materials, Services & Supplies	2,216,387	2,419,815	203,428	9.2%
Purchased Services	894,039	982,961	88,922	9.9%
Other Expenses	1,817,039	1,800,350	(16,689)	-0.9%
Allocations	3,635,578	3,378,762	(256,816)	-7.1%
Indirect Cost Allocation	(3,634,773)	(3,254,690)	380,083	-10.5%
Total Operating Expenditures	**41,615,017**	**42,697,794**	**1,082,777**	**2.6%**
Capital Improvement Projects	232,319	119,146	(113,173)	-48.7%
Other Financing Uses	796,793	467,538	(329,255)	-41.3%
TOTAL EXPENDITURES	**42,644,129**	**43,284,478**	**640,349**	**1.5%**
Change from Prior Year	-6.95%	1.50%		
NET REVENUE/(DEFICIT)	37,719	(26,563)	(64,282)	
BEGINNING FUND BALANCE	41,746	79,465	37,719	90.4%
ENDING FUND BALANCE	**79,465**	**52,903**	**(26,563)**	**-33.4%**

Operating expenditures are projected to increase at a rate of 2.6% over the current fiscal year. The majority of this increase is in the Salary & Benefits category, as contractually obligated step increases are still occurring, as well as increases in retirement obligations (CalPERs) and Health Insurance benefits. Materials & Supplies costs are also increasing due to the rising gasoline and energy prices. The Indirect Cost Allocation has been reduced to reflect the substantial reductions in the Private Development Fund.

Emergency Reserve Fund – Fund 003

The City continues to maintain an Emergency Reserve of $5.8 million, down from $7.0 million in FY2009-10. Reserve funds were utilized to pay one-time, unanticipated costs associated with legal settlements and vacation/sick leave payouts associated with the early retirement program offered in 2010.

Private Development Fund – Fund 862

The Private Development Fund has been severely impacted by the recession and housing market decline. Revenues have dropped by over 50% since 2005-06. Declining revenues combined with a looming fund deficit of over $9 million have required management to develop a fiscal solvency plan designed to correct this fund's imbalance and operate within its lower revenue base.

The Assistant City Manager, with the assistance of the Building & Development Services Director, the Planning Services Director, the Capital Project Services Director, the Financial Planning Manager and the Planning Services Administrative Analyst have collectively worked this past year to design a staffing plan to ensure fiscal solvency within the Private Development Fund. With the close of each pay period, staffing levels are reviewed to ensure they fit within the available revenue within the Fund. In the event there is insufficient revenue, staff members are transferred to alternative City functions that have secured revenue sources, such as Capital Project Services. Below is a summary of the positions whose duties have been transferred as a result of this new fiscal solvency plan:

- 2 Building Inspectors transferred to Construction Inspection
- 2 Planners transferred to Capital Project Services
- 1 Planner transferred to Right-of-Way Management
- .5 Planner transferred to Sewer/Storm Drain Management
- .5 Planner transferred to the 2nd Floor Front Counter Support

In the FY2011-12 Proposed Budget, the fund is projected to end the current fiscal year with revenue exceeding expenditures by $222,656, thus operating "in the black" for the first time in ten years.

Replacement Funds – Funds 931, 932 & 933

The City maintains several replacement funds, in which monies are transferred, or set-aside, into specific funds for particular purposes. These funds include the Fleet Replacement Fund (Fund 932), the Technology Replacement Fund (Fund 931), and the Facility Maintenance Fund (Fund 933). Monies accumulate in these Funds in order to provide adequate funding for the replacement of the City's fleet, technology and facilities. With the financial challenges facing the City over the past several years, deposits into these replacement funds have been minimized in favor of maintaining funding for the City's core functions; public safety, public works, parks, etc. The managers of the replacement Funds have adjusted their replacement schedules in order to operate effectively with less available funding. Vehicles and computers are being utilized longer than in previous years in order to push out the cost of replacement as far as feasible. As the economy rebounds and the City rebuilds itself financially, restoring the proper set-aside amounts to these replacement funds will be critical to the long term viability of these programs.

Donations Fund – Fund 050

Beginning in FY2011-12, the City is establishing a new fund to track the receipt and expenditure of donations. This new fund includes a transfer from the General Fund of $39,461, which represents the unspent donation revenue from the various Park donation programs.

Outside Agency Funding

The FY2011-12 Proposed Budget includes the continued funding for a number of community agencies ($231,786), art programs ($83,954), economic development services ($166,377), the Butte County Library ($131,828) and the Butte County Humane Society ($331,140).

Major Capital Projects

The FY2011-12 Capital Improvement Plan includes over $42 million in funding for a wide variety of capital projects designed to improve the City's roadways, sewer system, parks, facilities, as well as low income housing. Below is a listing of the City's major capital projects for the coming fiscal year:

- State Highway Route 99 & Skyway Interchange = $7.3 million
- Nitrate Area 1S (Chapman neighborhood) = $7.6 million
- Nitrate Area 2N (White Avenue neighborhood) = $6.5 million
- State Highway Route 32 Widening = $5.6 million
- Cohasset Road Widening = $5.5 million
- River Road Sewer Trunkline = $3.8 million
- Community Action Agency Esplanade Apartments = $2.3 million
- East Avenue Apartments = $2.3 million
- 1st & 2nd Street Couplets = $2 million
- Torres Shelter Phase I = $0.8 million

State Budget Impacts

As the State continues to battle through its financial challenges, local governments await the impacts of the legislative actions that will occur over the coming months. The latest State Budget projection (known as the May Revise) includes the extension of several State imposed taxes, subject to voter approval this November, that are designed to provide funding for a variety of local programs. One of which is the funding for the State COPs grant program. The City of Chico currently employs one Police Officer position under this program. In the event the tax extensions do not occur, funding for this Police Officer will shift to the General Fund, which has been assumed in the FY2011-12 Proposed City Budget. Additionally, if the tax extensions are not approved by voters, the City will begin to pay booking fees when arrestees are booked into the County jail. The FY 2011-12 Police budget includes an allocation of $60,000 for this purpose.

The most significant impact of the governor's budget proposal is the disestablishment of the Redevelopment Agency (RDA). Although many factions are supporting Redevelopment reform, rather than complete elimination, the May Revise does not contemplate reform. The loss of the RDA will have profound impacts on the City in the form of job creation, economic development, low income housing programs, capital project funding and staffing levels. It is estimated that approximately 25 City jobs would be affected with the loss of the RDA as well as hundreds of jobs across the community that support the various construction projects funded with Redevelopment dollars.

The FY2011-12 Redevelopment Agency Budget assumes the Agency will remain in tact, as there is no definitive legislation in place that states otherwise. In the event Redevelopment is reformed or eliminated, staff will process a Supplemental Appropriation during the coming fiscal year to align the City and RDA budgets with the newly adopted legislation.

Economic Outlook & Fiscal Recovery

As the FY2011-12 shows the beginning signs of fiscal recovery, the overall economic outlook for the City of Chico remains cautiously optimistic. Leading indicators, such as Sales Tax and Transient Occupancy Tax revenue, are showing signs of recovery and are increasing over prior year levels. However, Property Taxes and housing-related revenues are still lagging and offsetting the gains in Sales Tax. Due to the high unemployment levels within Butte County (13.2% as of April 2011), real estate transactions remain low and foreclosure activity high. Although mortgage rates are still at an all time low and housing prices are favorable, until the general populous feels secure in their employment status, the housing market will remain weak.

As the City begins to rebuild itself financially, it will be imperative to fund the infrastructure of the organization first to ensure long term stability. As mentioned above, due to the financial stress associated with the recession, a number of reserves have been tapped and replacement funds minimized. As revenue increases over the coming years, the priority of restoring the City's reserves is paramount. Fiscal recovery should include the implementation of policies and practices that will help the City become more adaptable to changing conditions and to better withstand future economic downturns.

In the coming months, I will be forming a team of managers to begin the process of developing the City's Fiscal Recovery Plan. This plan will be designed to help the Council implement fiscal strategies and tactics that will rebuild the City's core service levels, bolster cash reserves, and ensure long term fiscal solvency.

Recognition

I would like to recognize the Budget Team for their hard work, dedication and contributions that went into preparing the Budget document this year:

Alicia Meyer, Financial Planning Manager
Jennifer Hennessy, Finance Director
Kimberly Graciano, Accounting Technician II
Lynn Theissen, Administrative Analyst
Melinda May, Accounting Technician II

In addition, several others assisted in the preparation of the Budget document, including all Department Heads.

Respectfully submitted,

David Burkland
City Manager/Executive Director

CHICO REDEVELOPMENT AGENCY

RESIDENTIAL

COMMERCIAL

INDUSTRIAL

ESTABLISHED 1980

CHICO REDEVELOPMENT AGENCY

FY11-12 ANNUAL BUDGET

◆

BUDGET POLICIES

CHICO REDEVELOPMENT AGENCY FY11-12 ANNUAL BUDGET
BUDGET POLICIES

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CHICO REDEVELOPMENT AGENCY FY11-12 ANNUAL BUDGET

BUDGET POLICIES

A. INTRODUCTION

In its adoption of the Budget, the Chico Redevelopment Agency (Agency) recognizes that the appropriations approved for the operating and capital budgets are based upon estimates of redevelopment needs for the fiscal year. Therefore, in order to establish reasonable flexibility in the administration of the Budget, the following policies are adopted to provide necessary authority for the Executive Director to administer the Budget during the course of the fiscal year in the light of varying conditions which may occur.

These policies are in addition and supplemental to any provisions contained in the Charter of the City of Chico (the Charter), the Chico Municipal Code (Code), including the Personnel and Employee Representation Rules (PERRs), the resolution adopting the Budget (Budget Resolution), all Memoranda of Understanding (MOU) with recognized employee organizations, all Pay and Benefit Resolutions regarding pay, benefits, and other terms and conditions of employment relating to other officers and employees, the City of Chico Administrative Procedure and Policy (AP&P) Manual, and other such documents relating to the Budget, as such provisions may apply to the administration of the Budget.

B. DEFINITIONS

B.1. **Appropriations (Operating and Capital Budgets)**.

The term "**Appropriations**" means the amounts approved for expenditure by the Agency in its adoption of the Budget, together with subsequent "**Supplemental Appropriations**." In addition, appropriations for expenditures for purposes which generate and/or are associated with offsetting revenues shall include the impact of said revenues, (e.g., agreements with Butte County for the advance funding of Greater Chico Urban Area Redevelopment Project Area projects which will be reimbursed through future tax increment revenues).

B.2. **Budget Modification**.

The term "**Budget Modification**" means an adjustment to operating and capital project funding sources, changes in these Budget Policies, and other non-appropriation matters.

B.3. **Net Tax Increment**.

As used in Subsection E.1. **Tax Increment - Arts Projects Funding Assistance - Merged Arts Fund** of the "**Set Asides**" section of these policies, the term "**Net Tax Increment**" means the amount of increment available from each Redevelopment

Project Area, after deducting from the total estimated tax increment available, the Low and Moderate Income Housing Set Aside required by Subsection E.2. **Tax Increment**.

Low and Moderate Income Housing Fund of the referenced "**Set Asides**" section, all contractual and statutory pass-through obligations, any tax increment reimbursements paid to local agencies (Butte County, etc.) pursuant to an agency reimbursement agreement from each such fund and the Property Tax Administration Fee paid to Butte County.

B.4. **Supplemental Appropriation**.

The term "**Supplemental Appropriation**" means an increase and/or decrease in an existing appropriation(s) in the Chico Redevelopment Agency Adopted Budget or a new appropriation(s).

C. BUDGET ADMINISTRATION POLICIES

C.1. **Appropriations - Operating and Capital Budgets**.

Appropriations approved for the Operating Budget Activities and Capital Budget Expenditure Accounts of the Agency's offices/departments are based upon estimates of needs for the fiscal year for projected service level requirements under normal conditions and circumstances.

However, as a result of changing conditions, unanticipated needs, emergencies, the availability of unforeseen State/Federal and/or other funding sources, and like circumstances, it may be necessary during the course of the fiscal year to increase, reduce, eliminate, or provide new funding for the Operating Budget Activities or Capital Budget Expenditure Accounts. Therefore, in administering the Budget, the Executive Director is authorized to provide each office/department with sufficient funding to meet its needs in such circumstances, so long as a decision to vary from approved appropriations does not exceed, except in the case of emergencies, the total appropriated expenditures of the affected Redevelopment fund at the time of such decision.

In the event of an emergency, the Executive Director is authorized to provide the resources necessary to meet the needs of the emergency subject to the limitations of available fund balance.

In all such instances, the Executive Director shall report such budgetary decisions to the Agency by means of an appropriate Supplemental Appropriation/Budget Modification.

C.2. **Supplemental Appropriation/Budget Modification Requirements**.

Whenever the Executive Director determines that a proposed budgetary adjustment

does not fall within the above policies, or that it would add new or substitute substantially different projects, equipment, or programs to those approved for Operating Budget Activity or Capital Budget Expenditure Accounts, the Executive Director shall submit to the Agency a Supplemental Appropriation or Budget Modification. Proposed budgetary adjustments shall be included as part of the Quarterly Financial Update provided to the Agency after the close of each fiscal quarter.

C.3. **Rebudget Authority**.

Upon closing the financial books each fiscal year, and, in order to provide continuity of financing for previously authorized expenditures for those items approved by the Executive Director, the Treasurer shall rebudget unexpended funds and unrealized revenues. The items rebudgeted shall be documented in a Budget Modification.

D. FINANCIAL ADMINISTRATION POLICIES

D.1. **Real Property Acquisition**.

D.1.a. **Pre-acquisition Expenses**.

The Executive Director is authorized to approve the expenditure of funds necessary to cover the cost of appraisals, environmental assessments, environmental review, and preliminary engineering for property the Agency proposes to acquire. In addition, the Executive Director is authorized to approve Supplemental Appropriations to provide funds for legal costs, administrative costs, and title and escrow costs in connection with acquisition of real property if the Agency has approved a resolution or minute order authorizing the acquisition and allocation of funds for the purchase price.

D.1.b. **Self-Help Housing Projects**.

From time to time, real property which is ideally suited for the development of self-help housing projects is offered for sale and timely action by the Agency is necessary in order to take advantage of the opportunity. The Executive Director is authorized to take all actions necessary to acquire real property for self-help housing projects without further Agency action, subject to the following conditions:

D.1.b.(1) The balance of funds budgeted from the Low and Moderate Income Housing Fund (372) in the Self-Help Housing Project is adequate to acquire the property.

D.1.b.(2) The purchase price shall not exceed the appraised value and shall not exceed $500,000.

D.1.b.(3) The property shall be vacant or contain structures which are unoccupied and have minimal or no value, and shall be clear of environmental hazards.

D.1.b.(4) The acquisition must be based on a voluntary sale and shall not be subject to the payment of relocation benefits as set forth in State law.

D.1.b.(5) The property shall be zoned for residential development.

D.1.b.(6) The Executive Director shall provide a report to the Agency in the Weekly Information Update which outlines the terms and conditions under which the property was acquired.

D.1.b.(7) The Executive Director shall prepare an annual report to assist the Agency in evaluating this project. Such report shall be incorporated into the overall budget approval process in June of each year.

D.2. **Loans and Other Financial Assistance for Manufacturing and Industrial Facilities**.

The Executive Director may authorize the expenditure of funds from the amounts budgeted for loans and other financial assistance for manufacturing and industrial facilities for the purpose of securing a financial analysis of a proposal for a loan. In addition, the Executive Director is authorized to approve Supplemental Appropriations to provide funds for legal costs, administrative costs, and title and escrow costs in connection with making a loan if the Agency has adopted a resolution or minute order authorizing the execution of agreements to provide the loan and allocating loan funds.

D.3. **Participation in Agreements with Butte County, the State of California, Public Utilities, Railroad Companies, or Other Similar Agencies**.

The Executive Director is authorized to enter into agreements with Butte County, the State of California, public utilities, railroad companies, or other similar agencies in conjunction with projects for which funds have been budgeted. In the event a condition of the agreement will have a fiscal impact on the Agency beyond the funds budgeted, the Executive Director shall secure Agency approval prior to execution of the agreement.

D.4. **Mortgage Subsidy Program - Revolving Loan Account**.

Principal on all loan repayments from Agency mortgage subsidy loans to low and moderate income households shall be deposited to a revolving loan fund to be used for future mortgage subsidy loans. Such revolving loan fund shall be established by the Treasurer within the fund from which the original loan was made; that is, the Merged Housing Fund (372) or the CPFA 1991 Bonds L&MIH (374).

D.5. **Facade Improvement Revolving Loan Account**

Principal on all loan repayments from Agency facade improvement loans shall be deposited to a revolving loan fund to be used for future facade improvement loans. Such revolving loan fund shall be established by the Treasurer within the Merged

Redevelopment Fund (352). In the event additional funds are required to continue the program, such funds would be requested through the capital budget process.

D.6. **Industrial Loan Program Revolving Loan Account**.

Principal on all loan repayments from Agency Industrial Loan Program loans shall be deposited to a revolving loan fund to be used for future Industrial Loan Program loans. Such revolving loan fund shall be established by the Treasurer within the Merged Redevelopment Fund (352). In the event additional funds are required to continue the program, such funds would be requested through the capital budget process.

D.7. **Legal and Other Professional Services**.

The Agency Counsel is authorized to execute agreements to retain legal and other professional services in connection with legal matters for which budgeted funds are available to pay for such services. If such an agreement would have a fiscal impact on the Agency beyond funds budgeted, the Agency Counsel shall secure Agency approval prior to execution of the agreement.

E. "SET ASIDES" - VARIOUS REDEVELOPMENT FUNDS; AUTHORIZED USES

E.1. **Tax Increment - Arts Projects Funding - Merged Arts Fund**.

E.1.a. **Fund Establishment**.

The Merged Arts Fund (382) has been established.

E.1.b. **Arts Projects Funding**.

The Treasurer is authorized to transfer from the Merged Redevelopment Fund (352) to Fund No. 382 one percent (1%) of the estimated Net Tax Increment generated within the Chico Amended and Merged Redevelopment Project to provide a source of funding for:

E.1.b.(1) Public arts projects which shall be subject to review by the Arts Commission and approval by the Agency; and

E.1.b.(2) Public art on privately-owned facilities, provided it is placed in a manner that can be viewed from a public space adjacent to the public art and is subject to an agreement that guarantees preservation of and public access to such Public Art for a minimum of 15 years.

E.1.c. **Art Project Agreements**.

The Executive Director is authorized to execute agreements for art projects subject to the following conditions:

E.1.c.(1) Funds for the project have been budgeted;

E.1.c.(2) A report on the art project selection, including an outline of the selection process, has been provided to the Agency; and

E.1.c.(3) The agreement is in a form approved by the Agency Counsel.

E.2. **Tax Increment - Low and Moderate Income Housing Funds**.

E.2.a. Sections 33334.2 and 33334.3 of the State of California Health and Safety Code require that a minimum of twenty percent (20%) of the total available tax increment generated within a Redevelopment Project Area, or twenty percent (20%) of the amount of an Area Statement of Indebtedness, in the event such amount is less than the total available tax increment, be "set aside" on a continual basis by redevelopment agencies to increase and improve the supply of low and moderate income housing (33334.2). Pursuant to Chico Redevelopment Agency Resolution Nos. 7-80, 7-83, 9-85, and 19-93, the Chico Redevelopment Agency has found and determined by resolution with respect to each Redevelopment Project Area established within the City, that such "set asides" may be used to increase and improve the supply of low and moderate income housing throughout the City, rather than solely within a specific project area. Such "set asides" are required to be held in a separate fund to be entitled "Low and Moderate Income Housing Fund" (33334.3).

E.2.b. Pursuant to the provisions of the Health and Safety Code, the Merged Housing Fund (372) has been established.

E.2.c. Upon receipt of tax increment revenue generated within the Chico Amended and Merged Redevelopment Project, the Treasurer is authorized and directed to transfer tax increment revenue to the Merged Housing Fund (372) pursuant to these requirements.

E.2.d. The Executive Director may authorize the expenditure of monies from these funds for the purposes of securing appraisals for low and moderate income housing land acquisition and for preparation of preliminary design engineering and cost estimates for various improvement projects without securing the prior approval of the Agency. In each such instance, the Treasurer shall establish an appropriate Capital Budget Expenditure Account against which such expenditures shall be charged.

Prior to proceeding with land acquisition, preparation of final design engineering plans and cost estimates or the construction of improvements, the Executive Director shall prepare a Supplemental Appropriation for Agency consideration for such work.

Chico Redevelopment Agency
FY2011-12 Annual Budget
Ten-Year Financial Plan
Final Budget

	Actual 2008-09	Actual 2009-10	Council Adopted [1] 2010-11	Modified Adopted [2] 2010-11	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21
Revenue														
Southeast Chico RPA	13,476,406	13,514,126	13,726,876	13,726,876	12,372,961	12,690,837	13,081,825	13,484,542	13,899,341	14,326,583	14,461,443	14,905,261	15,362,394	15,833,241
Chico Municipal Airport RPA	1,086,956	1,152,279	1,122,577	1,122,577	1,173,121	1,209,039	1,253,220	1,298,725	1,345,596	1,393,873	1,413,037	1,463,170	1,514,807	1,567,992
Central Chico RPA [3]	1,545,698	1,615,744	1,479,139	1,479,139	1,417,010	1,472,263	1,538,930	1,607,738	1,678,756	1,752,052	1,782,521	1,858,644	1,937,207	2,018,287
Greater Chico Urban Area RPA [3]	15,938,065	15,446,523	14,897,768	14,897,768	13,599,037	14,166,537	14,849,783	15,555,148	16,283,329	17,035,041	17,379,541	18,160,242	18,966,154	19,798,070
Gross Tax Increment	32,047,125	31,728,672	31,226,360	31,226,360	28,562,129	29,538,677	30,723,757	31,946,154	33,207,021	34,507,550	35,036,542	36,387,316	37,780,561	39,217,590
% Change from Prior Year	5.0%	-1.0%	-1.6%	-1.6%	-8.5%	3.4%	4.0%	4.0%	3.9%	3.9%	1.5%	3.9%	3.8%	3.8%
Interest Income	596,980	568,804	399,604	399,604	458,184	502,512	521,138	660,048	769,109	925,528	1,178,282	1,265,236	1,421,527	1,668,772
Assmts. In Lieu of Sewer Fee	2,049	2,038	3,758	3,758	3,758	3,758	3,758	3,758	3,758	3,758	3,758	3,758	3,758	3,758
SERAF Transfer [4]	0	(9,248,048)	(1,900,000)	(1,904,010)	0	0	0	0	0	0	0	0	0	0
Other Revenues	0	56	61,141	61,141	0	0	0	0	0	0	0	0	0	0
Total Other Revenues	599,029	(8,677,150)	(1,435,497)	(1,439,507)	461,942	506,270	524,896	663,806	772,867	929,286	1,182,040	1,268,994	1,425,285	1,672,530
Total Revenue	**32,646,154**	**23,051,522**	**29,790,863**	**29,786,853**	**29,024,071**	**30,044,946**	**31,248,653**	**32,609,960**	**33,979,888**	**35,436,836**	**36,218,582**	**37,656,311**	**39,205,846**	**40,890,120**
% Change from Prior Year	-39.8%	-29.4%	29.2%	29.2%	-2.6%	3.5%	4.0%	4.4%	4.2%	4.3%	2.2%	4.0%	4.1%	4.3%
Expenditures														
County Admin Charges	544,923	533,794	543,027	543,027	496,402	513,471	534,177	555,537	577,569	600,295	623,737	647,915	672,855	698,577
Housing Set-Aside [5]	6,409,425	6,345,735	6,245,272	6,245,272	5,712,426	5,907,735	6,144,751	6,389,231	6,641,404	6,901,510	7,007,308	7,277,463	7,556,112	7,843,518
Tax Sharing Agreements [6]	6,880,091	6,743,100	6,761,716	6,761,716	6,185,045	6,414,461	6,700,583	6,847,847	7,143,757	7,448,388	7,761,999	8,084,856	8,417,234	8,759,414
Statutory Pass Throughs [6]	751,941	795,839	859,919	859,919	657,102	718,193	793,336	913,263	1,036,787	1,172,440	1,312,163	1,456,077	1,604,308	1,756,987
CUSD Facilities Fund [7]	154,419	182,126	194,965	194,965	178,847	189,365	203,600	218,120	232,930	248,036	263,444	279,161	295,192	311,543
Fine Arts Allocation [8]	173,063	0	0	0	483,323	157,955	163,473	170,222	175,746	181,369	180,679	186,418	192,349	198,476
Administrative Costs	1,320,557	1,405,341	1,379,940	1,379,940	1,256,553	1,319,381	1,385,350	1,454,618	1,527,348	1,603,716	1,683,902	1,768,097	1,856,502	1,949,327
Capital Projects	2,308,191	(3,559,220)	5,270,161	4,795,935	2,553,963	4,934,814	1,450,716	2,607,907	1,613,590	2,543,781	1,099,038	2,897,060	516,595	268,240
Debt Service	7,844,279	7,919,756	7,921,691	7,921,691	7,917,246	7,917,816	7,915,329	7,917,854	7,916,795	7,950,736	7,949,274	7,949,582	7,953,199	7,951,871
Nitrate Compliance Program [9]	1,900,000	1,900,000	1,900,000	1,900,000	1,900,000	1,900,000	1,900,000	1,900,000	1,900,000	1,900,000	1,900,000	1,900,000	1,900,000	1,900,000
Net Transfers (In)/Out [10]	(2,081,709)	(5,140,962)	0	1,735,436	0	0	0	0	0	0	0	0	(0)	0
Total Expenditures	**26,205,180**	**17,125,509**	**31,076,692**	**32,337,902**	**27,340,907**	**29,973,191**	**27,191,316**	**28,974,597**	**28,765,926**	**30,550,270**	**29,781,543**	**32,446,629**	**30,964,345**	**31,637,952**
% Change from Prior Year	-46.4%	-34.6%	81.5%	88.8%	-15.5%	9.6%	-9.3%	6.6%	-0.7%	6.2%	-2.5%	8.9%	-4.6%	2.2%
Net Revenue (Deficit)	6,440,974	5,926,013	(1,285,829)	(2,551,049)	1,683,163	71,755	4,057,337	3,635,363	5,213,963	4,886,566	6,437,039	5,209,682	8,241,502	9,252,167
Beginning Fund Balance	5,185,167	11,626,141	17,335,459	17,552,155	15,001,106	16,684,270	16,756,025	20,813,362	24,448,724	29,662,687	34,549,253	40,986,292	46,195,973	54,437,475
Ending Fund Balance	**11,626,141**	**17,552,154**	**16,049,630**	**15,001,106**	**16,684,270**	**16,756,025**	**20,813,362**	**24,448,724**	**29,662,687**	**34,549,253**	**40,986,292**	**46,195,973**	**54,437,475**	**63,689,642**
Adjustment for Loans [11]	(1,854,883)	(6,597,474)	(7,592,270)	(4,862,038)	(4,862,038)	(4,862,038)	(4,862,038)	(4,862,038)	(4,862,038)	(4,862,038)	(4,862,038)	(4,862,038)	(4,862,038)	(4,862,038)
Ending Cash Balance	**9,771,258**	**10,954,680**	**8,457,360**	**10,139,068**	**11,822,232**	**11,893,987**	**15,951,324**	**19,586,686**	**24,800,649**	**29,687,215**	**36,124,254**	**41,333,935**	**49,575,437**	**58,827,604**
Bond Reserve Requirement [12]	8,455,840	8,455,840	8,455,840	8,455,840	8,455,840	8,455,840	8,455,840	8,455,840	8,455,840	8,455,840	8,455,840	8,455,840	8,455,840	8,455,840
Available Funds	**1,315,418**	**2,498,840**	**1,520**	**1,683,228**	**3,366,392**	**3,438,147**	**7,495,484**	**11,130,846**	**16,344,809**	**21,231,375**	**27,668,414**	**32,878,095**	**41,119,597**	**50,371,764**
Prior Version (10-11 Final Budget)			1,520	1,520	2,055,209	6,236,386	11,725,187	17,562,540	23,619,268	32,316,268	39,193,460	48,108,751	58,440,276	n/a

References

Data reflects the consolidation of Funds 352, 654, 655, 657, 658, 954, 957, 958

(1) The Council Adopted column is the budget adopted by the Chico Redevelopment Agency in June or July of each year.

(2) The Modified Adopted column is the budget adopted by the Agency modified by both approved and pending Supplemental Appropriations and Budget Modifications.

(3) Central Chico RPA tax increment is net of the annual inflation allocation, per Section 33676 of the California Redevelopment Law, for Chico Unified School District, the Butte County Office of Education and Butte College. Greater Chico Urban Area RPA tax increment is net of the annual inflation allocation for Chico Unified School District and the City of Chico.

(4) To help balance the State of California's Budget, the legislature imposed mandatory payments to the "Supplemental Educational Revenue Augmentation Fund" (SERAF) for FY2009-10 and FY2010-11.

(5) Housing Set-Aside is 20% of the Gross Tax Increment.

(6) Contractual reimbursement agreements and statutory pass-through payments to alleviate any financial burden or detriment to any taxing entities by the creation of the project area.

(7) CUSD (Chico Unified School District) Facilities Fund - Per agreement with District, Agency agrees to provide funds for installation, construction, reconstruction, and rehabilitation of public education facilities.

(8) Per RDA Budget Policy E.1., the Fine Arts Allocation is 1% of Gross Tax Increment net of the County Admin Charges, Housing Set-Aside, Tax Sharing Agreements and Statutory Pass-Throughs.

(9) Annual commitment to the Chico Urban Area Joint Powers Financing Authority of up to $1.9 million per year to pay the debt service to fund public sewer facilities.

(10) FY10-11 Modified Adopted Other Financing Sources includes the one-time adjustment of recording the conveyance of the Redevelopment Agency's interest in various promissory notes and deeds of trust to the City, as approved by the Agency at its March 4, 2011, meeting.

(11) Based on accounting principles, loan disbursements are not included in fund balance. An adjustment in the amount of the outstanding loan portfolio for the Industrial and Façade Improvement Loan Programs is reflected to compute the cash balance available.

(12) Combined reserve for all outstanding Bonds. Reserve amount is the combined maximum annual debt service for the bonds.

NOTES

(a) Chico Amended and Merged: Adopted 6/14/04; Fiscal Limits: Tax Increment Cap $2.064 billion, Bond Limit $490 million; all others per project plans.
(b) Southeast Chico: Adopted 10/14/80; Base Year Value $43,493,244; Time Limits: Project Activities 10/14/2023, Tax Increment Receipt 10/14/2033; Statutory Pass Through Trigger Dates: Base Year 2003/04, Payments Begin 2004/05.
(c) Amended Southeast Chico: Adopted 11/15/83; Base Year Value $1,528,819; Time Limits: Project Activities 11/15/2026, Tax Increment Receipt 11/15/2036; Statutory Pass Through Trigger Dates: Base Year 2003/04, Payments Begin 2004/05.
(d) Chico Municipal Airport: Adopted 4/19/83; Base Year Value $27,275,977; Time Limits: Project Activities 4/19/2026, Tax Increment Receipt 4/19/2036; Statutory Pass Through Trigger Dates: Base Year 2003/04, Payments Begin 2004/05.
(e) Central Chico: Adopted 7/16/85; Base Year Value $97,321,600; Time Limits: Project Activities 7/16/2026, Tax Increment Receipt 7/16/2036; Statutory Pass Through Trigger Dates: Base Year 2005/06, Payments Begin 2006/07.
(f) Greater Chico Urban Area: Adopted 10/25/93; Base Year Value $1,343,214,795; Time Limits: Incurring Debt 10/25/2013, Project Activities 10/25/2034, Tax Increment Receipt 10/25/2044.

Chico Redevelopment Agency
2011-12 Annual Budget
Ten-Year Financial Plans
(Sorted by Fund)

		Projections									
	FY10-11	FY11-12	FY12-13	FY13-14	FY14-15	FY15-16	FY16-17	FY17-18	FY18-19	FY19-20	FY20-21
Fund 352 Merged Redevelopment											
Beginning balance	**$2,282,145**	**$1,683,229**	**$3,366,392**	**$3,438,146**	**$7,495,482**	**$11,130,846**	**$16,344,809**	**$21,231,374**	**$27,668,412**	**$32,878,094**	**$41,119,595**
Revenues	$28,894,611	$28,092,485	$29,096,292	$30,279,291	$31,619,239	$32,967,136	$34,401,357	$35,159,662	$36,573,211	$38,097,808	$39,756,359
Operating	$11,096,541	$10,177,547	$10,541,401	$10,982,869	$11,333,847	$11,840,822	$12,372,580	$12,921,507	$13,488,190	$14,073,235	$14,677,270
Capital	$4,795,935	$2,553,963	$4,934,814	$1,450,716	$2,607,904	$1,613,590	$2,543,781	$1,099,038	$2,897,060	$516,595	$268,240
Transfers	($13,601,051)	($13,677,812)	($13,548,323)	($13,788,370)	($14,042,124)	($14,298,761)	($14,598,431)	($14,702,079)	($14,978,279)	($15,266,477)	($15,558,682)
Ending balance	$1,683,229	$3,366,392	$3,438,146	$7,495,482	$11,130,846	$16,344,809	$21,231,374	$27,668,412	$32,878,094	$41,119,595	$50,371,762
Fund 355 2001 TARBS Capital Improvement											
Beginning balance	**$305,293**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**
Revenues	($16,511)	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Operating	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Capital	$288,782	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Transfers	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Ending balance	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Fund 357 2005 TABS Capital Improvement											
Beginning balance	**$14,570,632**	**$1,352,718**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**
Revenues	$14,059	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Operating	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Capital	$13,231,973	$1,352,718	$0	$0	$0	$0	$0	$0	$0	$0	$0
Transfers	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Ending balance	$1,352,718	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Fund 372 Merged Low/Mod Income Housing											
Beginning balance	**$6,797,347**	**$2,541,329**	**$0**	**$0**	**$121,285**	**$0**	**$1,052,677**	**$4,279,336**	**$5,226,901**	**$8,489,019**	**$9,959,082**
Revenues	$91,135	$88,104	$91,135	$91,135	$91,135	$91,135	$91,135	$91,135	$91,135	$91,135	$91,135
Operating	$787,032	$739,014	$769,940	$773,968	$787,935	$802,181	$816,712	$831,547	$846,688	$862,135	$877,896
Capital	$9,420,137	$7,218,184	$4,847,826	$4,956,843	$5,432,725	$4,497,033	$2,437,033	$4,806,033	$2,746,033	$4,806,033	$2,746,033
Transfers	$5,860,016	$5,327,765	$5,526,631	$5,760,961	$6,008,240	$6,260,756	$6,389,269	$6,494,010	$6,763,704	$7,047,096	$7,333,864
Ending balance	$2,541,329	$0	$0	$121,285	$0	$1,052,677	$4,279,336	$5,226,901	$8,489,019	$9,959,082	$13,760,152

Chico Redevelopment Agency
2011-12 Annual Budget
Ten-Year Financial Plans
(Sorted by Fund)

		Projections									
	FY10-11	FY11-12	FY12-13	FY13-14	FY14-15	FY15-16	FY16-17	FY17-18	FY18-19	FY19-20	FY20-21
Fund 382 Merged Art											
Beginning balance	**$96,739**	**($62,146)**	**$241,177**	**$350,000**	**$400,000**	**$450,000**	**$0**	**$0**	**$0**	**$0**	**$0**
Revenues	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Operating	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Capital	$158,885	$180,000	$49,132	$113,473	$120,222	$625,746	$181,369	$180,679	$186,418	$192,349	$198,476
Transfers	$0	$483,323	$157,955	$163,473	$170,222	$175,746	$181,369	$180,679	$186,418	$192,349	$198,476
Ending balance	($62,146)	$241,177	$350,000	$400,000	$450,000	$0	$0	$0	$0	$0	$0
Fund 395 CalHome Grant - RDA											
Beginning balance	**$2,413**	**$2,413**	**$2,413**	**$2,413**	**$2,413**	**$2,413**	**$2,413**	**$2,413**	**$2,413**	**$2,413**	**$2,413**
Revenues	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Operating	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Capital	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Transfers	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Ending balance	$2,413	$2,413	$2,413	$2,413	$2,413	$2,413	$2,413	$2,413	$2,413	$2,413	$2,413
Fund 396 HRBD Remediation Monitoring											
Beginning balance	**$1,491,370**	**$1,435,170**	**$1,378,970**	**$1,322,770**	**$1,266,570**	**$1,210,370**	**$1,154,170**	**$1,097,970**	**$1,041,770**	**$985,570**	**$929,370**
Revenues	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Operating	$56,200	$56,200	$56,200	$56,200	$56,200	$56,200	$56,200	$56,200	$56,200	$56,200	$56,200
Capital	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Transfers	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Ending balance	$1,435,170	$1,378,970	$1,322,770	$1,266,570	$1,210,370	$1,154,170	$1,097,970	$1,041,770	$985,570	$929,370	$873,170
Fund 655 2001 TARBS Debt Service											
Beginning balance	**$44,434**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**
Revenues	$2,300	$2,300	$2,300	$2,300	$2,300	$2,300	$2,300	$2,300	$2,300	$2,300	$2,300
Operating	$1,909,319	$1,906,375	$1,888,745	$1,902,058	$1,888,183	$1,886,486	$2,538,652	$2,543,885	$2,546,173	$2,522,666	$2,525,828
Capital	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Transfers	$1,862,585	$1,904,075	$1,886,445	$1,899,758	$1,885,883	$1,884,186	$2,536,352	$2,541,585	$2,543,873	$2,520,366	$2,523,528
Ending balance	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0

Chico Redevelopment Agency
2011-12 Annual Budget
Ten-Year Financial Plans
(Sorted by Fund)

		Projections									
	FY10-11	*FY11-12*	*FY12-13*	*FY13-14*	*FY14-15*	*FY15-16*	*FY16-17*	*FY17-18*	*FY18-19*	*FY19-20*	*FY20-21*
Fund 657 2005 TABS Debt Service											
Beginning balance	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**
Revenues	$3,000	$3,000	$3,000	$3,000	$3,000	$3,000	$3,000	$3,000	$3,000	$3,000	$3,000
Operating	$4,079,078	$4,079,578	$4,081,378	$4,076,578	$4,075,378	$4,077,578	$4,097,978	$4,095,778	$4,095,246	$4,121,059	$4,117,794
Capital	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Transfers	$4,076,078	$4,076,578	$4,078,378	$4,073,578	$4,072,378	$4,074,578	$4,094,978	$4,092,778	$4,092,246	$4,118,059	$4,114,794
Ending balance	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Fund 658 2007 TARBS Debt Service											
Beginning balance	**$2**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**
Revenues	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Operating	$1,933,294	$1,931,294	$1,947,694	$1,936,694	$1,954,294	$1,952,731	$1,314,106	$1,309,613	$1,308,163	$1,309,475	$1,308,250
Capital	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Transfers	$1,933,292	$1,931,294	$1,947,694	$1,936,694	$1,954,294	$1,952,731	$1,314,106	$1,309,613	$1,308,163	$1,309,475	$1,308,250
Ending balance	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Fund 674 2001 L&MIH Debt Service											
Beginning balance	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**
Revenues	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Operating	$385,256	$384,661	$381,104	$383,790	$380,991	$380,648	$512,241	$513,298	$513,759	$509,016	$509,654
Capital	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Transfers	$385,256	$384,661	$381,104	$383,790	$380,991	$380,648	$512,241	$513,298	$513,759	$509,016	$509,654
Ending balance	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Fund 954 CPFA TARBS Reserve											
Beginning balance	**$1,684,941**	**$1,684,941**	**$1,684,941**	**$1,684,941**	**$1,684,941**	**$1,684,941**	**$1,684,941**	**$1,684,941**	**$1,684,941**	**$1,684,941**	**$1,684,941**
Revenues	$88,375	$88,375	$88,375	$88,375	$88,375	$88,375	$88,375	$88,375	$88,375	$88,375	$88,375
Operating	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Capital	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Transfers	($88,375)	($88,375)	($88,375)	($88,375)	($88,375)	($88,375)	($88,375)	($88,375)	($88,375)	($88,375)	($88,375)
Ending balance	$1,684,941	$1,684,941	$1,684,941	$1,684,941	$1,684,941	$1,684,941	$1,684,941	$1,684,941	$1,684,941	$1,684,941	$1,684,941

Chico Redevelopment Agency
2011-12 Annual Budget
Ten-Year Financial Plans
(Sorted by Fund)

		Projections									
	FY10-11	FY11-12	FY12-13	FY13-14	FY14-15	FY15-16	FY16-17	FY17-18	FY18-19	FY19-20	FY20-21
Fund 957 2005 TABS Reserve											
Beginning balance	**$4,194,299**	**$4,092,746**	**$4,092,746**	**$4,092,746**	**$4,092,746**	**$4,092,746**	**$4,092,746**	**$4,092,746**	**$4,092,746**	**$4,092,746**	**$4,092,746**
Revenues	$201,977	$201,977	$201,977	$201,977	$201,977	$201,977	$201,977	$201,977	$201,977	$201,977	$201,977
Operating	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Capital	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Transfers	($303,530)	($201,977)	($201,977)	($201,977)	($201,977)	($201,977)	($201,977)	($201,977)	($201,977)	($201,977)	($201,977)
Ending balance	$4,092,746	$4,092,746	$4,092,746	$4,092,746	$4,092,746	$4,092,746	$4,092,746	$4,092,746	$4,092,746	$4,092,746	$4,092,746
Fund 958 2007 TARBS Reserve											
Beginning balance	**$2,748,861**	**$2,678,153**	**$2,678,153**	**$2,678,153**	**$2,678,153**	**$2,678,153**	**$2,678,153**	**$2,678,153**	**$2,678,153**	**$2,678,153**	**$2,678,153**
Revenues	$53,563	$139,532	$139,532	$139,532	$139,532	$139,532	$139,532	$139,532	$139,532	$139,532	$139,532
Operating	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Capital	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Transfers	($124,271)	($139,532)	($139,532)	($139,532)	($139,532)	($139,532)	($139,532)	($139,532)	($139,532)	($139,532)	($139,532)
Ending balance	$2,678,153	$2,678,153	$2,678,153	$2,678,153	$2,678,153	$2,678,153	$2,678,153	$2,678,153	$2,678,153	$2,678,153	$2,678,153

CHICO REDEVELOPMENT AGENCY
FY2011-12 ANNUAL BUDGET
FUND LISTING - REDEVELOPMENT FUNDS

FUND	DESCRIPTION
352	Merged Redevelopment
355	2001 TARBS Capital Improvement
357	2005 TABS Capital Improvement
372	Merged Low and Moderate Income Housing
382	Merged Art
395	CalHome Grant - RDA
396	HRBD Remediation Monitoring
398	Nitrate Compliance Overlay
655	2001 TARBS Debt Service
657	2005 TABS Debt Service
658	2007 TABS Debt Service
674	2001 Low and Moderate Income Housing Bond Debt Service
954	CPFA TARBS Reserve
957	2005 TABS Reserve
958	2007 TABS Reserve

City of Chico
2011-12 Annual Budget
Fund Summary
MERGED REDEVELOPMENT FUND

FUND 352 MERGED REDEVELOPMENT		FY08-09 Actual	FY09-10 Actual	FY2010-11 Council Adopted	FY2010-11 Modified Adopted	FY2011-12 City Mgr Recomm	FY2011-12 Council Adopted
Revenues							
40202	ERAF Shift	0	(9,248,048)	(1,900,000)	(1,904,010)	0	0
40216	GCUARPA - RDA Tax Increment	15,938,065	15,446,523	14,897,768	14,897,768	13,599,037	13,599,037
40217	SECRPA - RDA Tax Increment	13,476,406	13,514,126	13,726,876	13,726,876	12,372,961	12,372,961
40218	CMARPA - RDA Tax Increment	1,086,956	1,152,279	1,122,577	1,122,577	1,173,121	1,173,121
40219	CCRPA - RDA Tax Increment	1,545,698	1,615,744	1,479,139	1,479,139	1,417,010	1,417,010
40295	Property Tax Admin Fee	(544,923)	(533,794)	(543,027)	(543,027)	(496,402)	(496,402)
42303	Assmnt In-Lieu of San Swr Fee	2,049	2,038	3,758	3,758	3,758	3,758
44101	Interest on Investment	(17,217)	(1,680)	(60,973)	(60,973)	0	0
44120	Interest on Loans Receivable	94,029	73,185	88,362	88,362	0	0
44129	Other Interest Earnings	61,701	48,279	0	0	0	0
44130	Rental & Lease Income	23,000	18,000	23,000	23,000	23,000	23,000
44505	Miscellaneous Revenues	0	56	0	0	0	0
49992	Principal on Loans Receivable	0	0	61,141	61,141	0	0
	Total Revenues	31,665,764	22,086,708	28,898,621	28,894,611	28,092,485	28,092,485
Expenditures							
Operating Expenditures							
000	Funds Administration	115,813	107,201	0	0	18,663	18,663
115	Redevelopment Administration	10,436,979	10,424,306	10,461,640	10,461,640	9,596,596	9,603,110
545	Neighborhood Services	121,229	155,252	228,732	228,732	154,940	154,940
994	Private Development Cost Alloc	0	0	52,801	52,801	33,189	33,189
995	Indirect Cost Allocation	0	0	353,368	353,368	367,645	367,645
	Total Operating Expenditures	10,674,021	10,686,759	11,096,541	11,096,541	10,171,033	10,177,547
Capital Expenditures							
Major Projects:							
00878	Humboldt Road Disposal Site Reme	0	(4,238,141)	0	0	0	0
11050	Teichert Pond	0	0	0	80,417	0	0
12010	Fair St Detention Pond Pipe	489	0	0	1,724	0	0
12027	Airfield Apron Reconstruction	1,800	0	0	0	0	0
12060	Stansbury Restroom/Carriage Barn	0	(299,008)	0	0	0	0
15010	SHR32 Widening	0	0	258,178	258,178	0	0
16023	Fire Station No. 3 Expansion	1,707	0	0	0	0	0
16040	Ringel Park Renovation	0	(273,813)	0	0	0	0
17028	Children's Playground Improvements	0	0	0	49,750	0	0
17029	CARD Park Facilities Improvements	0	0	0	37,500	0	0
17301	Avenues Neighborhood Impvements	0	0	0	0	600,000	600,000
17919	Fire Hydrants	37,044	0	0	0	49,852	49,852
18059	Fire Station No. 7	18,368	0	800,000	0	800,000	800,000
27100	Southwest Chico Neighborhood Plan	27,459	0	0	0	0	0
50109	Air Service Grant Agreement	0	6,078	18,772	0	0	0
50111	AIP No. 28	180,086	2,414	0	0	0	0
50130	Oak Valley Infrastructure	2,041,238	1,236,148	3,429,107	3,493,346	130,000	130,000
50140	Southwest Neighborhood Improv	0	0	0	0	440,000	440,000
50157	Chico Neighborhood Program	0	354	143,686	0	135,762	135,762
50177	AIP No. 29	0	39	0	10,224	0	0
50184	Façade Covenant Pilot Program	0	0	0	175,000	0	0
50185	AIP No. 30	0	6,709	148,469	137,315	0	0
50201	Graffiti Removal	0	0	126,261	126,261	140,899	140,899
50218	AIP No. 31	0	0	0	0	21,700	21,700
50219	CMA Property Lease transition	0	0	0	0	20,750	20,750
90091	Econ Development - Industrial	0	0	345,688	426,220	0	0
90092	Commercial Rehabilitation Program	0	0	0	0	215,000	215,000
	Total Capital Expenditures	2,308,191	(3,559,220)	5,270,161	4,795,935	2,553,963	2,553,963
	Total Expenditures	12,982,212	7,127,539	16,366,702	15,892,476	12,724,996	12,731,510
Other Financing Sources/Uses							
From:							
3357	2005 TABS Capital Improvement	0	4,810,962	0	0	0	0
3382	Merged Art	0	330,000	0	0	0	0
3398	Nitrate Compliance Overlay	2,081,708	0	0	0	0	0
To:							
9001	General	(332,987)	(339,647)	0	(1,735,436)	0	0
9372	Merged Low/Mod Inc Hsg	(6,409,425)	(6,345,735)	(6,245,272)	(6,245,272)	(5,712,426)	(5,712,426)
9382	Merged Art	(173,063)	0	0	0	(483,323)	(483,323)
9655	2001 TARBS Debt Service	(1,813,475)	(1,823,197)	(1,818,644)	(1,774,210)	(1,815,700)	(1,815,700)
9657	2005 TABS Debt Service	(3,796,220)	(3,877,334)	(3,874,101)	(3,772,548)	(3,874,601)	(3,874,601)
9658	2007 TARBS Debt Service	(1,793,973)	(1,787,829)	(1,879,731)	(1,809,021)	(1,791,762)	(1,791,762)
	Total Other Sources/Uses	(12,237,435)	(9,032,780)	(13,817,748)	(15,336,487)	(13,677,812)	(13,677,812)

City of Chico
2011-12 Annual Budget
Fund Summary
MERGED REDEVELOPMENT FUND

FUND 352 MERGED REDEVELOPMENT	FY08-09 Actual	FY09-10 Actual	FY2010-11 Council Adopted	FY2010-11 Modified Adopted	FY2011-12 City Mgr Recomm	FY2011-12 Council Adopted
Excess/(Deficiency) of Revenues And Other Sources	6,446,117	5,926,389	(1,285,829)	(2,334,352)	1,689,677	1,683,163
Non-Cash / Other Adjustments	520,133	(4,742,590)	0	1,735,436	0	0
Cash Balance, July 1	(5,867,903)	1,098,347	1,287,349	2,282,145	1,683,229	1,683,229
Cash Balance, June 30	1,098,347	2,282,145	1,520	1,683,229	3,372,906	3,366,392

Fund Name: Fund 352 - Merged Redevelopment
Authority: State law, City ordinance/CMC Chapter 2.43, City Resolution
Use: Restricted
Authorized Capital Uses: Major programs, buildings and facilities, major equipment
Authorized Other Uses: Operating, debt service
Description: Eligible redevelopment purposes, including administration, only.

Remarks:

Beginning in Fiscal Year 2010-11, the Indirect Cost Allocation was reclassified from Other Financing Sources/Uses to Operating Expenditures. This reclassification is in an effort to better align the City's budget with its audited financial statements.

As a component of the FY 2009-10 and FY 2010-11 State Budget, a mandatory payment into the Supplemental Revenue Augmentation Fund (SERAF) was enacted by the State legislature. The Chico Redevelopment Agency was required to pay $9.2 million in FY 2009-10 and $1.9 million in FY 2010-11 into the SERAF. In order to make this payment, the Agency delayed a number of capital projects and suspended the Merged Art Fund set-aside (Fund 382) for a two-year period.

At its meeting March 4, 2011, the Chico Redevelopment Agency adopted a resolution assigning all rights, interests and obligations in and to certain promissory notes and deeds of trust to the City of Chico. As a result, interest and principal on Loans Receivable have been reduced to $0 beginning in FY 2011-12.

Cash balance is comprised of cash in the fund plus short term receivables less short term liabilities.

Chico Redevelopment Agency
2011-12 Annual Budget
Fund Summary
2001 TARBS CAPITAL IMPROVEMENT FUND

FUND 355 2001 TARBS CAPITAL IMPROVEMENT	FY08-09 Actual	FY09-10 Actual	FY2010-11 Council Adopted	FY2010-11 Modified Adopted	FY2011-12 City Mgr Recomm	FY2011-12 Council Adopted
Revenues						
42704 A/R Write-Off	0	0	0	(16,511)	0	0
44101 Interest on Investments	102,271	5,277	0	0	0	0
Total Revenues	102,271	5,277	0	(16,511)	0	0
Expenditures						
Operating Expenditures						
Total Operating Expenditures	0	0	0	0	0	0
Capital Expenditures						
10153 De Garmo Park	651,014	2,124,758	0	0	0	0
11050 Teichert Pond	120,780	15,916	0	277,014	0	0
12010 Fair St Detention Pond Pipe	3,483	515	0	11,768	0	0
18002 Downtown Transit Center	22,191	5,375	0	0	0	0
19012 Manzanita Corridor Reconstruction	2,369,126	0	0	0	0	0
Total Capital Expenditures	3,166,594	2,146,564	0	288,782	0	0
Total Expenditures	3,166,594	2,146,564	0	288,782	0	0
Other Financing Sources/Uses						
From:						
To:						
Total Other Sources/Uses	0	0	0	0	0	0
Excess (Deficiency) of Revenues And Other Sources	(3,064,323)	(2,141,287)	0	(305,293)	0	0
Fund Balance, July 1	5,510,903	2,446,580	0	305,293	0	0
Fund Balance, June 30	2,446,580	305,293	0	0	0	0

Fund Name: Fund 355 - 2001 TARBS Capital Improvement
Authority: State law, City ordinance/CMC Chapter 2.43, City Resolution
Use: Restricted
Authorized Capital Uses: Major programs, buildings and facilities, major equipment
Authorized Other Uses: None
Description: Eligible redevelopment purposes only.

Remarks: The 2001 Chico Public Financing Authority (CPFA) Tax Allocation Revenue Bonds were issued July 31, 2001. Proceeds of $8,182,000 were distributed for redevelopment projects. In addition, proceeds in the amount of $3,702,668 were drawn from an escrow account on April 18, 2003.

Chico Redevelopment Agency
2011-12 Annual Budget
Fund Summary
2005 TABS CAPITAL IMPROVEMENT FUND

FUND 357 2005 TABS CAPITAL IMPROVEMENT	FY08-09 Actual	FY09-10 Actual	FY2010-11 Council Adopted	FY2010-11 Modified Adopted	FY2011-12 City Mgr Recomm	FY2011-12 Council Adopted
Revenues						
44101 Interest on Investments	1,181,630	140,805	14,059	14,059	0	0
Total Revenues	1,181,630	140,805	14,059	14,059	0	0
Expenditures						
Operating Expenditures						
Total Operating Expenditures	0	0	0	0	0	0
Capital Expenditures						
00813 Notre Dame-Humboldt to LCC	0	0	33,617	33,617	0	0
00878 Humboldt Road Disposal Site	1,819,163	4,262,766	0	6,000	0	0
12003 East Eighth Street Reconstruction	3,051,203	993,284	0	0	0	0
12060 Stansbury Restroom/Carriage Barn	0	299,008	0	0	0	0
12066 Cohasset Road Widening	1,969,083	464,025	0	3,274,752	0	0
13023 SHR 99 / Eaton Road Traffic Signal	0	20,521	0	58,000	0	0
15009 E. 20th Street / Forest Avenue	36,144	3,056	0	13,454	0	0
15010 SHR32 Widening	0	165,753	141,822	1,009,437	0	0
15027 Vector Control Substation	3,683	2,250,097	0	35,646	0	0
16011 Traffic Safety Improvements	5,797	0	0	0	0	0
16022 CUAFRA Fire Stations	0	0	500,000	500,000	0	0
16036 SHR 99/Skyway Interchange	854,319	473,727	0	2,047,671	0	0
16038 Bruce Road Reconstruction	25,426	15,584	0	188,339	0	0
16039 Ceres/Highland Neighborhood Park	10,997	0	0	0	0	0
16040 Ringel Park Renovation	0	273,813	0	0	0	0
17007 Police Facility	32,690	5,048	0	193,596	0	0
17028 Children's Playground Improvements	2,549	176,253	0	70,770	0	0
17029 CARD Park Facilities Improvements	391,157	250,970	0	45,373	0	0
17301 Avenues Neighborhood Improvements	71,727	37,145	0	9,200	942,372	942,372
17919 Fire Hydrants	22,044	0	0	0	0	0
18051 E. Park Ave & Whitman Ave	103,894	98,244	0	657,409	0	0
18053 Park Avenue Median	9,365	8,421	0	0	0	0
18907 Street Improv & Maintenance	0	41,835	0	133,165	0	0
19012 Manzanita Corridor Reconstruction	3,077,910	1,450,691	0	0	0	0
26115 Comanche Creek Acquisition	2,634	0	0	0	0	0
45044 Old Municipal Building Remodel	2,063,052	14,712	0	23,130	0	0
45052 CMA Groundwater Remediation	170,285	133,907	0	125,688	230,000	230,000
50103 Enloe Campus SD & Road Improv	0	39,239	1,188,566	1,224,327	0	0
50104 CMA Infrastructure Improv	3,887	5,660	250,000	480,375	0	0
50125 Rio Lindo Ave Reconstruction	57,687	1,897	0	215,416	0	0
50126 1st and 2nd Streets Couplet	2,285	0	0	101,160	0	0
50130 Oak Valley Infrastructure	1,000,575	0	0	0	0	0
50140 Southwest Neighborhood Improv	0	44,392	0	132,250	103,846	103,846
50143 Avenues Circulation Improv	0	43,798	0	32,192	0	0
50180 Filbert Avenue Storm Drainage	0	9,722	0	90,728	0	0
50182 9th & Hazel Greenway Site	0	10,377	0	30,423	0	0
50184 Facade Covenant Pilot Program	0	0	0	76,500	0	0
50189 SW Neighborhood Sidewalk Impr	0	76,473	574,530	533,057	0	0
50190 SW Lighting Improvements	0	0	76,500	0	76,500	76,500
50217 Stansbury House Assessment	0	0	0	30,900	0	0
90098 East Fifth Avenue Reconstruction	2,195,879	104,031	285,843	1,859,398	0	0
Total Capital Expenditures	16,983,435	11,774,449	3,050,878	13,231,973	1,352,718	1,352,718
Total Expenditures	16,983,435	11,774,449	3,050,878	13,231,973	1,352,718	1,352,718
Other Financing Sources/Uses						
From:						
To:						
Total Other Sources/Uses	0	0	0	0	0	0
Excess (Deficiency) of Revenues And Other Sources	(15,801,805)	(11,633,644)	(3,036,819)	(13,217,914)	(1,352,718)	(1,352,718)
Fund Balance, July 1	42,006,081	26,204,276	3,036,819	14,570,632	1,352,718	1,352,718
Fund Balance, June 30	26,204,276	14,570,632	0	1,352,718	0	0

Fund Name:	Fund 357 - 2005 TABS Capital Improvement
Authority:	State Law, City Ordinance/CMC Chapter 2.43, City Resolution
Use:	Restriction
Authorized Capital Uses:	Major programs, buildings and facilities, major equipment
Authorized Other Uses:	None
Description:	Eligible redevelopment purposes only.

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Fund Summary
2005 TABS CAPITAL IMPROVEMENT FUND

FUND 357 2005 TABS CAPITAL IMPROVEMENT	FY08-09 Actual	FY09-10 Actual	FY2010-11 Council Adopted	FY2010-11 Modified Adopted	FY2011-12 City Mgr Recomm	FY2011-12 Council Adopted

Remarks: The 2005 Chico Redevelopment Agency Tax Allocation Bonds were issued November 17, 2005. Proceeds in the amount of $64,058,100 were distributed for redevelopment projects.

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Fund Summary
MERGED LOW/MOD INCOME HOUSING FUND

FUND 372 MERGED LOW/MOD INCOME HOUSING	FY08-09 Actual	FY09-10 Actual	FY2010-11 Council Adopted	FY2010-11 Modified Adopted	FY2011-12 City Mgr Recomm	FY2011-12 Council Adopted
Revenues						
40270 Payment In Lieu of Taxes	13,500	13,746	11,642	11,642	11,642	11,642
44101 Interest on Investments	146,042	33,269	0	0	0	0
44120 Interest on Loans Receivable	82,189	41,653	59,499	59,499	58,647	58,647
44505 Miscellaneous Revenues	2,000	2,000	0	0	0	0
49992 Principal on Loans Receivable	0	0	19,994	19,994	17,814	17,814
Total Revenues	243,731	90,668	91,135	91,135	88,103	88,103
Expenditures						
Operating Expenditures						
000 Funds Administration	81,386	120,635	92,824	92,824	89,797	89,797
540 Housing	491,442	500,692	503,801	503,801	461,273	461,273
994 Private Development Cost Alloc	0	0	23,433	23,433	14,224	14,224
995 Indirect Cost Allocation	0	0	166,974	166,974	173,719	173,719
Total Operating Expenditures	572,828	621,327	787,032	787,032	739,013	739,013
Capital Expenditures						
50037 Catalyst Shelter Remodel	0	0	163,200	0	0	0
50159 Park Ave & 11th Street	0	333,302	200,588	1,912,431	100,980	100,980
50170 Catalyst Bridge Loan	0	479,403	0	0	0	0
50171 1901 Magnolia	0	0	0	0	153,000	153,000
65503 Habitat for Humanity	52,942	363,119	0	73,893	92,700	92,700
65504 Caminar Avenida Apts	28,335	0	0	0	0	0
65606 Catalyst Emergency Shelter	293,927	1,238,617	0	77,250	0	0
65703 Bidwell Park Apartments	155,317	3,027	1,495,651	3,837	2,030,968	2,030,968
65704 NVCSS Rio Lindo HUD 811	204,093	250,572	0	180,143	0	0
65912 Property Acquisition Program	567,017	4,744	20,000	111,289	11,964	11,964
65940 Mortgage Subsidy Program	1,692,165	1,279,664	676,866	732,370	0	0
65944 Credit Counseling	35,757	38,690	38,760	37,602	0	0
65962 Parkside Terrace	250,307	4,277,449	3,751,600	5,768,417	0	0
65964 Catalyst Transitional	0	263,164	255,000	247,836	0	0
65966 South Chapman Gateway	0	0	154,182	0	203,872	121,472
65967 Martha's Vineyard	0	0	622,036	0	0	0
65972 Wisconsin and Boucher	0	0	0	17,569	0	0
65975 East Avenue Apartments	0	0	0	206,000	2,317,500	2,317,500
65977 Torres Phase I/TAY Housing	0	0	0	51,500	278,100	278,100
65978 CAA Esplanade	0	0	0	0	2,111,500	2,111,500
Total Capital Expenditures	3,279,860	8,531,751	7,377,883	9,420,137	7,300,584	7,218,184
Total Expenditures	3,852,688	9,153,078	8,164,915	10,207,169	8,039,597	7,957,197
Other Financing Sources/Uses						
From:						
3352 Merged RPA	6,409,425	6,345,735	6,245,272	6,245,272	5,712,426	5,712,426
To:						
9001 General	(157,343)	(160,490)	0	0	0	0
9674 2001 L&MIH Bond Debt Service	(384,242)	(385,716)	(385,256)	(385,256)	(384,661)	(384,661)
Total Other Sources/Uses	5,867,840	5,799,529	5,860,016	5,860,016	5,327,765	5,327,765
Excess (Deficiency) of Revenues And Other Sources	2,258,883	(3,262,881)	(2,213,764)	(4,256,018)	(2,623,729)	(2,541,329)
Non-Cash / Other Adjustments	109,368	591,000				
Cash Balance, July 1	7,100,977	9,469,228	4,152,101	6,797,347	2,541,329	2,541,329
Cash Balance, June 30	9,469,228	6,797,347	1,938,337	2,541,329	(82,399)	0

Fund Name: Fund 372 - Merged Low/Mod Income Housing
Authority: State law, CMC Chapter 2.43, Resolution, and Budget Policy RDA E.2.a.
Use: Restricted
Authorized Capital Uses: Major programs, buildings and facilities
Authorized Other Uses: Operating, debt service
Description: Low and moderate income housing stock improvement and related activities, including administration, only.

Remarks: Beginning in Fiscal Year 2010-11, the Indirect Cost Allocation was reclassified from Other Financing Sources/Uses to Operating Expenditures. This reclassification is in an effort to better align the City's budget with its audited financial statements.

Cash balance is comprised of cash in the fund plus short term receivables less short term liabilities.

Chico Redevelopment Agency
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Fund Summary
MERGED ART FUND

FUND 382 MERGED ART	FY08-09 Actual	FY09-10 Actual	FY2010-11 Council Adopted	FY2010-11 Modified Adopted	FY2011-12 City Mgr Recomm	FY2011-12 Council Adopted
Revenues						
44101 Interest on Investments	6,352	2,350	0	0	0	0
Total Revenues	6,352	2,350	0	0	0	0
Expenditures						
Operating Expenditures						
Total Operating Expenditures	0	0	0	0	0	0
Capital Expenditures						
15021 Oak Way Park Art Project	7,999	0	0	0	0	0
15022 Forest Avenue Median Art Project	6,158	0	0	0	0	0
16029 Mural Art Treatments	285	1,711	0	0	0	0
50054 Redevelopment Art Projects	7,880	51,538	0	158,885	180,000	180,000
Total Capital Expenditures	22,322	53,249	0	158,885	180,000	180,000
Total Expenditures	22,322	53,249	0	158,885	180,000	180,000
Other Financing Sources/Uses						
From:						
3352 Merged RPA	173,063	0	0	0	483,323	483,323
To:						
9352 Merged RPA	0	(330,000)	0	0	0	0
Total Other Sources/Uses	173,063	(330,000)	0	0	483,323	483,323
Excess (Deficiency) of Revenues And Other Sources	157,093	(380,899)	0	(158,885)	303,323	303,323
Fund Balance, July 1	320,545	477,638	(55,096)	96,739	(62,146)	(62,146)
Fund Balance, June 30	477,638	96,739	(55,096)	(62,146)	241,177	241,177
Restricted Set Aside	150,000	200,000	250,000	250,000	300,000	300,000
Unrestricted Fund Balance	327,637	0	0	0	0	0

Fund Name: Fund 382 - Merged Art
Authority: City Resolution - Budget Policy RDA E.1.a.
Use: Restricted
Authorized Capital Uses: Buildings and facilities
Authorized Other Uses: None
Description: Tax increment revenue set aside to provide funding assistance for public arts projects within the Merged Redevelopment Project Area.

Remarks: Restricted set aside represents Agency's approval that $50,000 be set aside annually towards a signature art project.

Restricted set aside for a Signature Art project will be restored when funding is available.

As a component of the FY 2009-10 and FY 2010-11 State Budget, a mandatory payment into the Supplemental Revenue Augmentation Funds (SERAF) was enacted by the State legislature. The Chico Redevelopment Agency is required to pay $9.2 million in FY 2009-10 and $1.9 million in FY 2010-11 into the SERAF. In order to make this payment, the Agency delayed a number of capital projects and suspended the Merged Art Fund set-aside (Fund 382) for a two-year period.

The Collaborative Art Installation project to be located on Humboldt Avenue at the intersection of Willow Street will be delayed until funding is available.

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Fund Summary
CALHOME GRANT-RDA FUND

FUND 395 CALHOME GRANT-RDA	FY08-09 Actual	FY09-10 Actual	FY2010-11 Council Adopted	FY2010-11 Modified Adopted	FY2011-12 City Mgr Recomm	FY2011-12 Council Adopted
Revenues						
44101 Interest on Investments	47	12	0	0	0	0
Total Revenues	47	12	0	0	0	0
Expenditures						
Operating Expenditures						
Total Operating Expenditures	0	0	0	0	0	0
Capital Expenditures						
Total Capital Expenditures	0	0	0	0	0	0
Total Expenditures	0	0	0	0	0	0
Other Financing Sources/Uses						
From:						
To:						
Total Other Sources/Uses	0	0	0	0	0	0
Excess (Deficiency) of Revenues And Other Sources	47	12	0	0	0	0
Non-Cash / Other Adjustments	(0)	(0)				
Cash Balance, July 1	2,354	2,401	2,470	2,413	2,413	2,413
Cash Balance, June 30	2,401	2,413	2,470	2,413	2,413	2,413

Fund Name: Fund 395 - CalHome Grant - RDA
Authority: City Resolution
Use: Restricted
Authorized Capital Uses: None
Authorized Other Uses: Mortgage Subsidy Loans
Description: CalHome Program grant funds from the California State Department of Housing and Community Development to provide loans in connection with the Chico Redevelopment Agency's Mortgage Subsidy Program.

Remarks: Cash balance is comprised of cash in the fund plus short term receivables less short term liabilities.

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Fund Summary
HRBD REMEDIATION MONITORING FUND

FUND 396 HRBD REMEDIATION MONITORING	FY08-09 Actual	FY09-10 Actual	FY2010-11 Council Adopted	FY2010-11 Modified Adopted	FY2011-12 City Mgr Recomm	FY2011-12 Council Adopted
Revenues						
44101 Interest on Investments	30,791	7,784	0	0	0	0
Total Revenues	30,791	7,784	0	0	0	0
Expenditures						
Operating Expenditures						
000 Funds Administration	43,434	14,426	56,200	56,200	56,200	56,200
Total Operating Expenditures	43,434	14,426	56,200	56,200	56,200	56,200
Capital Expenditures						
Total Capital Expenditures	0	0	0	0	0	0
Total Expenditures	43,434	14,426	56,200	56,200	56,200	56,200
Other Financing Sources/Uses						
From:						
To:						
Total Other Sources/Uses	0	0	0	0	0	0
Excess (Deficiency) of Revenues And Other Sources	(12,643)	(6,642)	(56,200)	(56,200)	(56,200)	(56,200)
Fund Balance, July 1	1,510,655	1,498,012	1,491,153	1,491,370	1,435,170	1,435,170
Fund Balance, June 30	1,498,012	1,491,370	1,434,953	1,435,170	1,378,970	1,378,970

Fund Name: Fund 396 - HRBD Remediation Monitoring
Authority: City Resolution
Use: Restricted
Authorized Capital Uses: Implementation of the Remedial Action Plan
Authorized Other Uses: Operating
Description: To account for annual monitoring expenses related to implementation of the Remedial Action Plan associated with clean-up of the Humboldt Road Burn Dump.

Chico Redevelopment Agency
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Fund Summary
NITRATE COMPLIANCE OVERLAY FUND

FUND 398 NITRATE COMPLIANCE OVERLAY	FY08-09 Actual	FY09-10 Actual	FY2010-11 Council Adopted	FY2010-11 Modified Adopted	FY2011-12 City Mgr Recomm	FY2011-12 Council Adopted
Revenues						
Total Revenues	0	0	0	0	0	0
Expenditures						
Operating Expenditures						
Total Operating Expenditures	0	0	0	0	0	0
Capital Expenditures						
Total Capital Expenditures	0	0	0	0	0	0
Total Expenditures	0	0	0	0	0	0
Other Financing Sources/Uses						
From:						
To:						
9352 Merged RPA	(2,081,708)	0	0	0	0	0
Total Other Sources/Uses	(2,081,708)	0	0	0	0	0
Excess (Deficiency) of Revenues And Other Sources	(2,081,708)	0	0	0	0	0
Fund Balance, July 1	2,081,708	0	0	0	0	0
Fund Balance, June 30	0	0	0	0	0	0

Fund Name: Fund 398 - Nitrate Compliance Overlay
Authority: Agency Resolution
Use: Restricted
Authorized Capital Uses: Major Projects
Authorized Other Uses: None
Description: Asphalt overlay of public roads.

Remarks: This fund is established to fund the asphalt overlay of public roads throughout the Chico Urban Area in conjunction with the installation of sanitary sewer mains, trunks and laterals as identified in the Chico Urban Area Nitrate Compliance Program Project Report.

As of 6/30/09, the fund balance of this fund was closed out to Fund 352 - Merged Redevelopment.

Chico Redevelopment Agency
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Fund Summary
2001 TARBS DEBT SERVICE FUND

FUND 655 2001 TARBS DEBT SERVICE	FY08-09 Actual	FY09-10 Actual	FY2010-11 Council Adopted	FY2010-11 Modified Adopted	FY2011-12 City Mgr Recomm	FY2011-12 Council Adopted
Revenues						
44102 Interest on Inv for Trust Fund	629	25	2,500	2,500	2,500	2,500
44103 Investment Sweep Fee	(178)	(19)	(200)	(200)	(200)	(200)
Total Revenues	451	6	2,300	2,300	2,300	2,300
Expenditures						
Operating Expenditures						
8000 Debt Principal	852,902	894,508	927,792	927,792	973,557	973,557
8200 Debt Interest	1,048,923	1,014,807	979,027	979,027	930,318	930,318
8410 Trustee & Paying Agent Fees	2,451	2,263	2,500	2,500	2,500	2,500
Total Operating Expenditures	1,904,276	1,911,578	1,909,319	1,909,319	1,906,375	1,906,375
Capital Expenditures						
Total Capital Expenditures	0	0	0	0	0	0
Total Expenditures	1,904,276	1,911,578	1,909,319	1,909,319	1,906,375	1,906,375
Other Financing Sources/Uses						
From:						
3352 Merged RPA	1,813,475	1,823,197	1,818,644	1,774,210	1,815,700	1,815,700
3954 CPFA TARBS Reserve	88,866	88,375	88,375	88,375	88,375	88,375
To:						
Total Other Sources/Uses	1,902,341	1,911,572	1,907,019	1,862,585	1,904,075	1,904,075
Excess (Deficiency) of Revenues And Other Sources	(1,484)	0	0	(44,434)	0	0
Fund Balance, July 1	45,918	44,434	0	44,434	0	0
Fund Balance, June 30	44,434	44,434	0	0	0	0

Fund Name: Fund 655 - 2001 TARBS Debt Service
Authority: State law, City ordinance/CMC Chapter 2.43
Use: Restricted
Authorized Capital Uses: None
Authorized Other Uses: Debt service
Description: To account for the accumulation of resources for the payment of debt service only.

Remarks: The 2001 Chico Public Financing Authority (CPFA) Tax Allocation Revenue Bonds were issued July 31, 2001. Part of the proceeds of the issue were used to refund the 1991 CPFA Series A Bonds.

Chico Redevelopment Agency
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Fund Summary
2005 TABS DEBT SERVICE FUND

FUND 657 2005 TABS DEBT SERVICE	FY08-09 Actual	FY09-10 Actual	FY2010-11 Council Adopted	FY2010-11 Modified Adopted	FY2011-12 City Mgr Recomm	FY2011-12 Council Adopted
Revenues						
44102 Interest on Inv for Trust Fund	693	19	3,300	3,300	3,300	3,300
44103 Investment Sweep Fee	(195)	(18)	(300)	(300)	(300)	(300)
Total Revenues	498	1	3,000	3,000	3,000	3,000
Expenditures						
Operating Expenditures						
8000 Debt Principal	785,000	890,000	920,000	920,000	955,000	955,000
8200 Debt Interest	3,215,203	3,187,728	3,156,578	3,156,578	3,122,078	3,122,078
8410 Trustee & Paying Agent Fees	1,978	1,978	2,500	2,500	2,500	2,500
Total Operating Expenditures	4,002,181	4,079,706	4,079,078	4,079,078	4,079,578	4,079,578
Capital Expenditures						
Total Capital Expenditures	0	0	0	0	0	0
Total Expenditures	4,002,181	4,079,706	4,079,078	4,079,078	4,079,578	4,079,578
Other Financing Sources/Uses						
From:						
3352 Merged RPA	3,796,220	3,877,334	3,874,101	3,772,548	3,874,601	3,874,601
3954 CPFA TARBS Reserve	101,871	0	0	0	0	0
3957 2005 TABS Reserve	102,428	201,992	201,977	303,530	201,977	201,977
To:						
Total Other Sources/Uses	4,000,519	4,079,326	4,076,078	4,076,078	4,076,578	4,076,578
Excess (Deficiency) of Revenues And Other Sources	(1,164)	(379)	0	0	0	0
Fund Balance, July 1	1,543	379	0	0	0	0
Fund Balance, June 30	379	0	0	0	0	0

Fund Name: Fund 657 - 2005 TABS Debt Service
Authority: State Law, City Ordinance/CMC Chapter 2.43
Use: Restricted
Authorized Capital Uses: None
Authorized Other Uses: Debt Service
Description: To account for the accumulation of resources for the payment of debt service for the 2005 Tax Allocation Bonds issued November 17, 2005.

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Fund Summary
2007 TABS DEBT SERVICE FUND

FUND 658 2007 TABS DEBT SERVICE	FY08-09 Actual	FY09-10 Actual	FY2010-11 Council Adopted	FY2010-11 Modified Adopted	FY2011-12 City Mgr Recomm	FY2011-12 Council Adopted
Revenues						
44102 Interest on Inv for Trust Fund	141	6	0	0	0	0
Total Revenues	141	6	0	0	0	0
Expenditures						
Operating Expenditures						
8000 Debt Principal	975,000	1,005,000	1,050,000	1,050,000	1,090,000	1,090,000
8200 Debt Interest	960,494	921,494	881,294	881,294	839,294	839,294
8410 Trustee & Paying Agent Fees	2,328	1,978	2,000	2,000	2,000	2,000
Total Operating Expenditures	1,937,822	1,928,472	1,933,294	1,933,294	1,931,294	1,931,294
Capital Expenditures						
Total Capital Expenditures	0	0	0	0	0	0
Total Expenditures	1,937,822	1,928,472	1,933,294	1,933,294	1,931,294	1,931,294
Other Financing Sources/Uses						
From:						
3352 Merged RPA	1,793,973	1,787,829	1,879,731	1,809,021	1,791,762	1,791,762
3958 2007 TARBS Reserve	142,246	140,639	53,563	124,271	139,532	139,532
To:						
Total Other Sources/Uses	1,936,219	1,928,468	1,933,294	1,933,292	1,931,294	1,931,294
Excess (Deficiency) of Revenues And Other Sources	(1,462)	2	0	(2)	0	0
Fund Balance, July 1	1,462	0	0	2	0	0
Fund Balance, June 30	0	2	0	0	0	0

Fund Name: Fund 658 - 2007 TABS Debt Service
Authority: State Law, City Ordinance/CMC Chapter 2.43
Use: Restricted
Authorized Capital Uses: None
Authorized Other Uses: Debt Service
Description: To account for the accumulation of resources for the payment of debt service for the 2007 Tax Allocation Refunding Bonds issued July 10, 2007.

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Fund Summary
2001 L&MIH DEBT SERVICE FUND

FUND 674 2001 L&MIH DEBT SERVICE	FY08-09 Actual	FY09-10 Actual	FY2010-11 Council Adopted	FY2010-11 Modified Adopted	FY2011-12 City Mgr Recomm	FY2011-12 Council Adopted
Revenues						
Total Revenues	0	0	0	0	0	0
Expenditures						
Operating Expenditures						
8000 Debt Principal	172,098	180,492	187,209	187,209	196,443	196,443
8200 Debt Interest	211,650	204,766	197,547	197,547	187,718	187,718
8410 Trustee & Paying Agent Fees	494	457	500	500	500	500
Total Operating Expenditures	384,242	385,715	385,256	385,256	384,661	384,661
Capital Expenditures						
Total Capital Expenditures	0	0	0	0	0	0
Total Expenditures	384,242	385,715	385,256	385,256	384,661	384,661
Other Financing Sources/Uses						
From:						
3372 Merged Low/Mod Housing	384,242	385,716	385,256	385,256	384,661	384,661
To:						
Total Other Sources/Uses	384,242	385,716	385,256	385,256	384,661	384,661
Excess (Deficiency) of Revenues And Other Sources	0	0	0	0	0	0
Fund Balance, July 1	0	0	0	0	0	0
Fund Balance, June 30	0	0	0	0	0	0

Fund Name: Fund 674 - 2001 Low/Mod Income Housing Bond Debt Service
Authority: City Ordinance/CMC Chapter 2.43
Use: Restricted
Authorized Capital Uses: None
Authorized Other Uses: Debt service
Description: To account for the accumulation of resources for the payment of debt service only.

Remarks: The 2001 Chico Public Financing Authority (CPFA) Tax Allocation Revenue Bonds were issued July 31, 2001. Part of the proceeds of the issue were used to refund the 1991 CPFA Series A - Housing Bonds and the Fund name was changed from 1991 Low/Mod Income Housing Bond Debt Service to 2001 Low/Mod Income Housing Bond Debt Service.

Chico Redevelopment Agency
2011-12 Annual Budget
Fund Summary
CPFA TARBS RESERVE FUND

FUND 954 CPFA TARBS RESERVE	FY08-09 Actual	FY09-10 Actual	FY2010-11 Council Adopted	FY2010-11 Modified Adopted	FY2011-12 City Mgr Recomm	FY2011-12 Council Adopted
Revenues						
44102 Interest on Inv for Trust Fund	88,866	88,375	92,675	92,675	92,675	92,675
44103 Investment Sweep Fee	0	0	(4,300)	(4,300)	(4,300)	(4,300)
Total Revenues	88,866	88,375	88,375	88,375	88,375	88,375
Expenditures						
Operating Expenditures						
Total Operating Expenditures	0	0	0	0	0	0
Capital Expenditures						
Total Capital Expenditures	0	0	0	0	0	0
Total Expenditures	0	0	0	0	0	0
Other Financing Sources/Uses						
From:						
To:						
9655 2001 TARBS Debt Service	(88,866)	(88,375)	(88,375)	(88,375)	(88,375)	(88,375)
Total Other Sources/Uses	(88,866)	(88,375)	(88,375)	(88,375)	(88,375)	(88,375)
Excess (Deficiency) of Revenues And Other Sources	0	0	0	0	0	0
Fund Balance, July 1	1,684,941	1,684,941	1,684,941	1,684,941	1,684,941	1,684,941
Fund Balance, June 30	1,684,941	1,684,941	1,684,941	1,684,941	1,684,941	1,684,941

Fund Name: Fund 954 - CPFA TARBS Reserve
Authority: City Ordinance/CMC Chapter 2.43
Use: Restricted
Authorized Capital Uses: None
Authorized Other Uses: Debt Service
Description: The required reserve for the 2001 CPFA TARBS is $1,684,941 per the 2007 TARBS bond initiative.

Remarks: In FY2007-08, the reserves for the Chico Public Financing Authority (CPFA) Tax Allocation Revenue Bonds issued in 1996 and 2001 were combined, and the reserve for both bonds was reflected in Fund 954. The desired reserve was $4,422,966.

On July 10, 2007, the Chico Redevelopment Agency issued the 2007 Tax Allocation Refunding Bonds in the amount of $23,405,000 for the purpose of refinancing the 1996 Chico Public Financing Authority (CPFA) Tax Allocation Revenue Bonds.

The revised desired reserve for the remaining 2001 Tax Allocation Refunding Bonds is $1,684,941.

Chico Redevelopment Agency
2011-12 Annual Budget
Fund Summary
2005 TABS RESERVE FUND

FUND 957 2005 TABS RESERVE	FY08-09 Actual	FY09-10 Actual	FY2010-11 Council Adopted	FY2010-11 Modified Adopted	FY2011-12 City Mgr Recomm	FY2011-12 Council Adopted
Revenues						
44102 Interest on Inv for Trust Fund	203,875	202,016	207,027	207,027	207,027	207,027
44103 Investment Sweep Fee	(185)	(25)	(5,050)	(5,050)	(5,050)	(5,050)
Total Revenues	203,690	201,991	201,977	201,977	201,977	201,977
Expenditures						
Operating Expenditures						
Total Operating Expenditures	0	0	0	0	0	0
Capital Expenditures						
Total Capital Expenditures	0	0	0	0	0	0
Total Expenditures	0	0	0	0	0	0
Other Financing Sources/Uses						
From:						
To:						
9657 2005 TABS Debt Service	(204,298)	(201,992)	(201,977)	(303,530)	(201,977)	(201,977)
Total Other Sources/Uses	(204,298)	(201,992)	(201,977)	(303,530)	(201,977)	(201,977)
Excess (Deficiency) of Revenues And Other Sources	(608)	0	0	(101,553)	0	0
Fund Balance, July 1	4,194,907	4,194,299	4,092,746	4,194,299	4,092,746	4,092,746
Fund Balance, June 30	4,194,299	4,194,299	4,092,746	4,092,746	4,092,746	4,092,746

Fund Name: Fund 957 - 2005 TABS Reserve
Authority: City Ordinance/CMC Chapter 2.43
Use: Restricted
Authorized Capital Uses: None
Authorized Other Uses: Debt Service
Description: As required in the bond indenture for the 2005 Tax Allocation Bond issue, the reserve is equal to the Maximum Annual Debt Service of $4,092,746.

Chico Redevelopment Agency
2011-12 Annual Budget
Fund Summary
2007 TABS RESERVE FUND

FUND 958 2007 TABS RESERVE	FY08-09 Actual	FY09-10 Actual	FY2010-11 Council Adopted	FY2010-11 Modified Adopted	FY2011-12 City Mgr Recomm	FY2011-12 Council Adopted
Revenues						
44102 Interest on Inv for Trust Fund	141,820	140,641	53,563	53,563	139,532	139,532
Total Revenues	141,820	140,641	53,563	53,563	139,532	139,532
Expenditures						
Operating Expenditures						
Total Operating Expenditures	0	0	0	0	0	0
Capital Expenditures						
Total Capital Expenditures	0	0	0	0	0	0
Total Expenditures	0	0	0	0	0	0
Other Financing Sources/Uses						
From:						
To:						
9658 2007 TARBS Debt Service	(142,246)	(140,639)	(53,563)	(124,271)	(139,532)	(139,532)
Total Other Sources/Uses	(142,246)	(140,639)	(53,563)	(124,271)	(139,532)	(139,532)
Excess (Deficiency) of Revenues And Other Sources	(426)	2	0	(70,708)	0	0
Fund Balance, July 1	2,749,285	2,748,859	2,678,153	2,748,861	2,678,153	2,678,153
Fund Balance, June 30	2,748,859	2,748,861	2,678,153	2,678,153	2,678,153	2,678,153

Fund Name: Fund 958 - 2007 TABS Reserve
Authority: City Ordinance/CMC Chapter 2.43
Use: Restricted
Authorized Capital Uses: None
Authorized Other Uses: Debt Service
Description: As required in the bond indenture for the 2007 Tax Allocation Refunding Bond issue, the reserve is equal to the Maximum Annual Debt Service of $2,678,153.

CHICO REDEVELOPMENT AGENCY

RESIDENTIAL

COMMERCIAL

INDUSTRIAL

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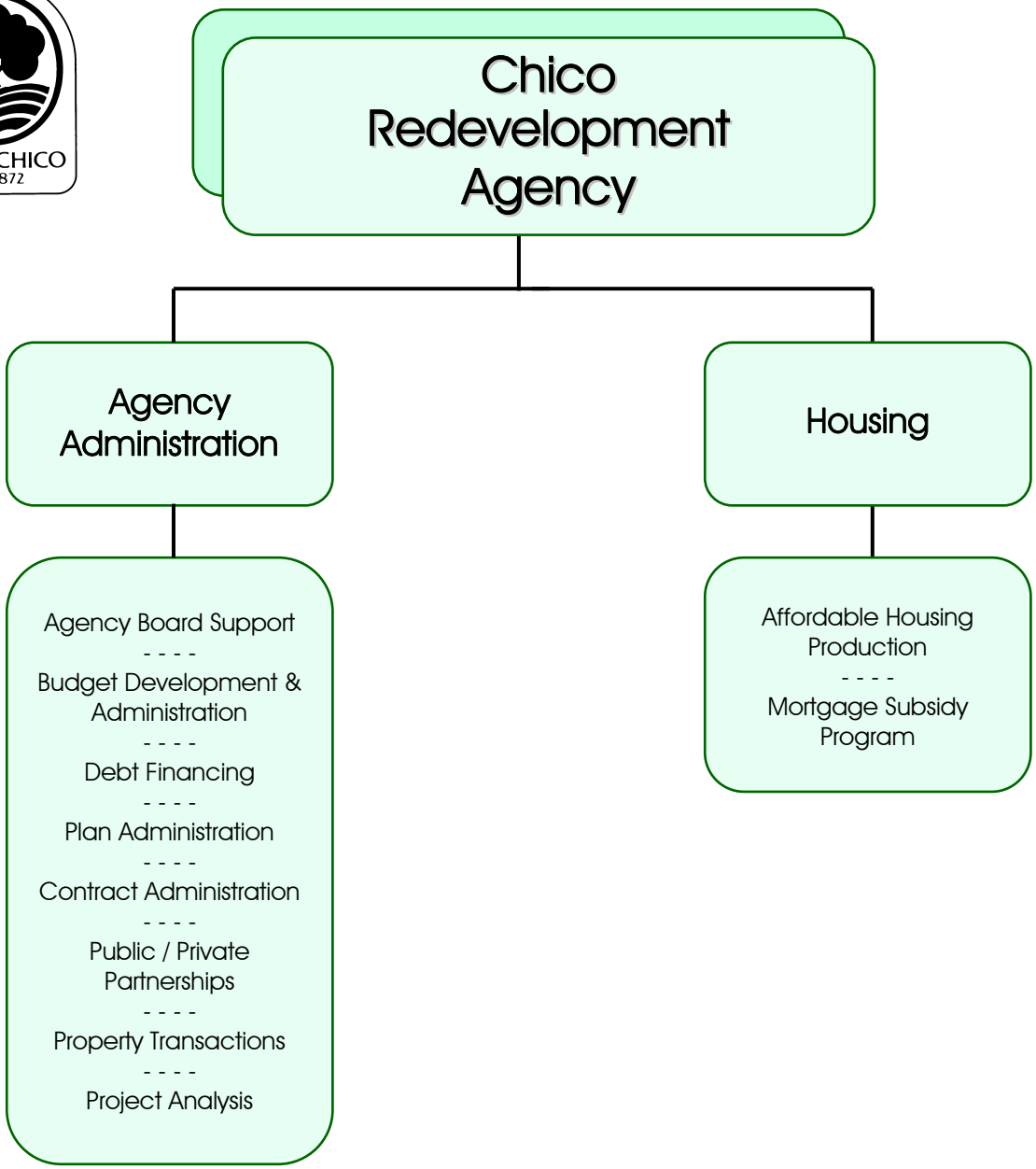

Chico Redevelopment Agency
Agency Administration
Housing
Agency Board Support
- - - -
Budget Development & Administration
- - - -
Debt Financing
- - - -
Plan Administration
- - - -
Contract Administration
- - - -
Public / Private Partnerships
- - - -
Property Transactions
- - - -
Project Analysis
Affordable Housing Production
- - - -
Mortgage Subsidy Program

City of Chico
FY2011-12 Annual Budget
Department Summary
Redevelopment

Description of Services

Fund: **Merged Redevelopment** **Account: 352-115**
Department: **Administration**

The Chico Redevelopment Agency is governed by the City Council as its legislative body and administered by the City Manager as the Executive Director under the provisions of the California Community Redevelopment Law. The City Attorney acts as Agency Counsel, the City Clerk acts as the Agency Secretary, and the Finance Director acts as the Agency Treasurer. The Executive Director provides overall administration of redevelopment activities within the Chico Amended and Merged Redevelopment Project Area comprised of Southeast Chico, Chico Municipal Airport, Central Chico, and Greater Chico Urban Area Redevelopment Project Areas. The Executive Director oversees each of the four redevelopment plans and operation of the Agency's activities.

Agency administration is funded by tax increment revenues generated within the four project areas. The Agency also is required to return a portion of the tax increment to Butte County, Chico Area Recreation and Park District, Butte County Mosquito and Vector Control District, Chico Unified School District, Butte Community College District, and Butte County Superintendent of Schools. In addition, 20 percent of the gross tax increment is set aside for low and moderate income housing and one percent of net tax increment is set aside to fund public art projects. The remaining tax increment may be used for administration, owner participation agreement obligations, capital projects located within or benefiting the project areas and other eligible purposes.

Fund: **Merged Redevelopment** **Account: 352-545**
Department: **Neighborhood Services**

The Neighborhood Services Division works to address neighborhood issues by engaging residents and businesses in a variety of programs and processes. These may include support to build capacity and leadership within neighborhoods, development of neighborhood associations, development of neighborhood plans and community initiatives and events. This portion of program funding supports the development of neighborhood plans within redevelopment project areas.

Fund: **Merged Low and Moderate Income Housing** **Account: 372-540**
Department: **Housing and Neighborhood Services**

Pursuant to California Community Redevelopment Law, 20 percent of the gross tax increment generated within the project areas is required by law to be allocated for the development of housing affordable to persons earning 120 percent or less of area median income. The Housing Division works with both non-profit and for-profit developers in the creation and/or preservation of both rental and ownership units. These funds are also used to support the City's Mortgage Subsidy Program for income-eligible first-time home buyers.

Major Accomplishments

Administration

- Continued implementation of the adopted 2009-10 through 2013-14 Five Year Implementation Plan, which includes financial and programmatic strategies to strengthen the Agency, eliminate blight and accomplish multiple institutional initiatives.

Major Accomplishments, Cont'd.

Administration, Cont'd.

- Worked to address the near- and long-term impacts to the Agency of the State budget proposal to eliminate redevelopment agencies.

- Collaborated with Butte County staff, continued community outreach on the Chico Urban Nitrate Compliance Program including post-construction workshops for Project Area 1N (Lassen Avenue area); pre- and post-construction workshops for Project Area 1S (Chapman-Mulberry area) and development of community newsletters.

Neighborhood Services

- Continued the implementation of the Southwest Chico Neighborhood Improvement Plan through support of the following action groups:

  - Economic Improvement action group created a Façade Preservation Covenant Pilot Program which was adopted by Administrative Policies and Procedures in 2010, and at least five façade improvement projects were completed. This group also completed a draft plan for connecting Park Avenue and Fair Street through the Wedge at Meyers Street.

  - Creeks, Parks & Open Space action group completed passive recreations and greenway improvements on the 9th & Hazel site along Little Chico Creek which involved hands-on learning for over 100 5th and 6th grade students. This group also drafted a Master Management Plan for the Comanche Creek Greenway.

  - Circulation action group scoped pedestrian improvements that resulted in the construction of extensive new sidewalks and pedestrian facilities on Salem, Ivy and Chestnut Streets.

  - Community Design action group developed a draft design review checklist for new single-family residential development, to be considered as part of the zoning code update to implement the 2030 General Plan. This action group also evaluated various approaches to increase awareness of historic resources in the Southwest Chico Neighborhood.

- Supported efforts to modify the layout and operation of the Thursday Night Market to address impacts to business operations.

- Implemented enhanced parking enforcement in cooperation with the Police, City Management and General Services Departments.

Housing

- Parkside Terrace Apartments, a 90-unit affordable rental project, was completed in March 2011. The Agency provided a $10,106,000 loan to the project. Developed by Affordable Housing Development Corporation, the development includes one-, two-, three- and four-bedroom apartments, with 40 apartments affordable to low-incomes, 40 apartments affordable to very low-incomes, and 9 apartments affordable to extremely low-incomes. The project will be the first development within the Meriam Park subdivision, which received a California Catalyst Community Award from the state

Major Accomplishments, Cont'd.

Housing, Cont'd.

Department of Housing and Community Development as a model of environmental sustainability, and was one of only 13 designated California Catalyst Communities statewide. Parkside Terrace Apartments is adjacent to Little Chico Creek Elementary School and a grade-separated bike trail, and is across Little Chico Creek from Murphy Commons and Hank Marsh Junior High School. An adjacent new park was built concurrently with the project.

- Villa Serena, a 10-unit affordable housing development for persons with disabilities, was completed in May 2011. The Agency provided a $900,000 loan to the project. Developed by Northern Valley Catholic Social Service, Villa Serena will offer affordable one-bedroom apartments to extremely disabled low-income persons, as well as supportive services that will enable them to live independently.

- Habitat for Humanity completed three additional homes for low-income first-time homebuyers within their 16th Street Subdivision in the Chapman neighborhood. Four of the eight homes in the subdivision have been built. The buyers contribute sweat-equity toward the construction and Habitat uses volunteers and donated materials to make the project possible. Habitat plans to complete the remaining four homes in the subdivision in the next year. The Agency provided a $570,000 grant to this project.

- Catalyst Domestic Violence Services completed two additional transitional living cottages in May 2011. The project now encompasses a shelter with capacity for 28 adult beds and 7 children's beds and four transitional living cottages. The cottages provide an affordable place to stay for victims of domestic violence and their children with supportive services to help them secure employment and their own place to live. Residents stay in the transitional cottages for up to 18 months. The Agency provided a loan of $550,000 for development of the cottages.

- The Agency entered into contract to acquire five separate parcels at the northeast corner of Park Avenue and 11th Street for redevelopment of a mixed-use affordable housing project. The project will meet the Agency goals of removing blight, revitalizing communities and producing affordable housing. To prepare the properties for redevelopment, the Agency applied for a grant from the State Orphan Site Cleanup Fund to mitigate contamination.

- The Agency provided loans to 17 low and moderate income families through the Mortgage Subsidy Program, enabling them to purchase their first home.

Major Initiatives

Administration

- Continue to proactively manage the financial resources of the Redevelopment Agency and maintain fiscal solvency and respond appropriately to actions by the State of California that impact the Redevelopment Agency.

- Utilize the strategic criteria adopted in the 2009-10 through 2013-14 Five Year Implementation Plan to evaluate and recommend funding priorities for redevelopment capital projects.

Major Initiatives, Cont'd.

Administration, Cont'd.

- Identify near- and long-term redevelopment strategies and programs that support the implementation of the 2030 General Plan.

- Consult with Butte County staff on potential redevelopment projects and areas of collaboration, with a particular focus on community outreach efforts related to the Chico Urban Area Nitrate Compliance Program.

Neighborhood Services

- Continue working closely with neighborhood action groups to implement priority projects identified in the Avenues and Southwest Chico Neighborhood Improvement Plans.

- Further develop and strengthen the downtown liaison role in partnership with businesses, property owners and other downtown stakeholders.

- Support the establishment of a downtown advisory committee/workgroup as identified in the General Plan.

- In cooperation with City Management and General Services Departments, continue to implement a comprehensive parking strategy with a focus on selecting and deploying new meter technology.

Housing

- Begin construction of Bidwell Park Apartments, a 38-unit apartment complex affordable to low-income families. This project has received a $3.5 million loan commitment from the Agency.

- Clear the properties at Park Avenue and 11th Street and prepare them for development. Conduct neighborhood workshops to further define project goals. Prepare a Request for Proposals to develop the site and select a proposal that is most responsive to Agency and project goals.

- Begin construction on East Avenue Apartments, a 90-unit apartment complex affordable to low-income families to be developed by Affordable Housing Development Corporation.

- Begin construction on a 50-unit apartment complex affordable to low-income families to be developed at 3428 The Esplanade by Community Action Agency of Butte County.

- Begin construction on a 12-unit special needs housing project to be owned and operated by Youth for Change, with funding assistance from the State Multifamily Housing Program and Butte County Mental Health Services Act fund. The project is proposed to be located next to the Torres Homeless Shelter, on property currently owned by the City. City CDBG funds will assist with site improvement costs.

- Select a developer to continue development of Agency-owned parcels at 19th and 20th Streets with homes for first-time homebuyers.

- Select a developer to continue development of Agency-owned parcels at Boucher and Wisconsin Streets with homes for first-time homebuyers.

City of Chico
2011-12 Annual Budget
Operating Summary Report

Redevelopment Administration Department

Expenditure by Category

Category	Prior Year Actuals		FY2010-11			FY2011-12 Projection		
	FY2008-09	FY2009-10	General Fund	Other Funds	Total Funds	General Fund	Other Funds	Total Funds
Salaries & Employee Benefits	1,317,459	1,428,644	0	1,281,238	1,281,238	0	1,146,651	1,146,651
Materials & Supplies	5,274	3,202	0	9,550	9,550	0	7,487	7,487
Purchased Services	107,322	62,007	0	94,100	94,100	0	91,325	91,325
Other Expenses	9,762,507	9,678,857	0	9,800,130	9,800,130	0	9,005,579	9,005,579
Allocations	97,722	149,801	0	158,179	158,179	0	132,941	132,941
Department Total	**11,290,284**	**11,322,511**	**0**	**11,343,197**	**11,343,197**	**0**	**10,383,983**	**10,383,983**

Department Summary by Fund-Activity

Fund-Activity	Title	Prior Year Actuals		FY2010-11		FY2011-12	
		FY2008-09	FY2009-10	Council Adopted	Modified Adopted	CM Recommend	Council Adopted
	Total General Fund	**0**	**0**	**0**	**0**	**0**	**0**
352-000	Merged Redevelopment	115,813	107,201	0	0	18,663	18,663
352-115	Merged Redevelopment	10,436,979	10,424,306	10,461,640	10,461,640	9,596,596	9,603,110
352-545	Merged Redevelopment	121,229	155,252	228,732	228,732	154,940	154,940
372-000	Merged Low/Mod Income Housing	81,386	120,635	92,824	92,824	89,797	89,797
372-540	Merged Low/Mod Income Housing	491,442	500,692	503,801	503,801	461,273	461,273
396-000	HRBD Remediation Monitoring	43,434	14,426	56,200	56,200	56,200	56,200
	Total Other Funds	**11,290,284**	**11,322,511**	**11,343,197**	**11,343,197**	**10,377,469**	**10,383,983**
Department Total		**11,290,284**	**11,322,511**	**11,343,197**	**11,343,197**	**10,377,469**	**10,383,983**

Note: Activity number 000 reflects support services provided by staff to departments other than the employee's home department.

Personnel Summary

City Council and staff from the City Clerk, City Management, Finance, and City Attorney Departments distribute time to Activity 115.
See Housing and Neighborhood Services for Housing personnel.

CHICO REDEVELOPMENT AGENCY

RESIDENTIAL

COMMERCIAL

INDUSTRIAL

ESTABLISHED 1980

CITY OF CHICO
FY2011-12 ANNUAL BUDGET
Index of Chico Redevelopment Agency Appendices

Appendix A. <u>Funds, Revenues and Expenditures</u>

RDA A-1. Historical Tax Increment and Historical Low and Moderate Income Housing Set Aside Trends

RDA A-2. Analysis of Low and Moderate Income Housing Funds (Excess Surplus)

RDA A-3. Schedule of Long Term Debt

Appendix B. <u>General Agency Information</u>

RDA B-1. Chico Redevelopment Agency Project Boundaries Map

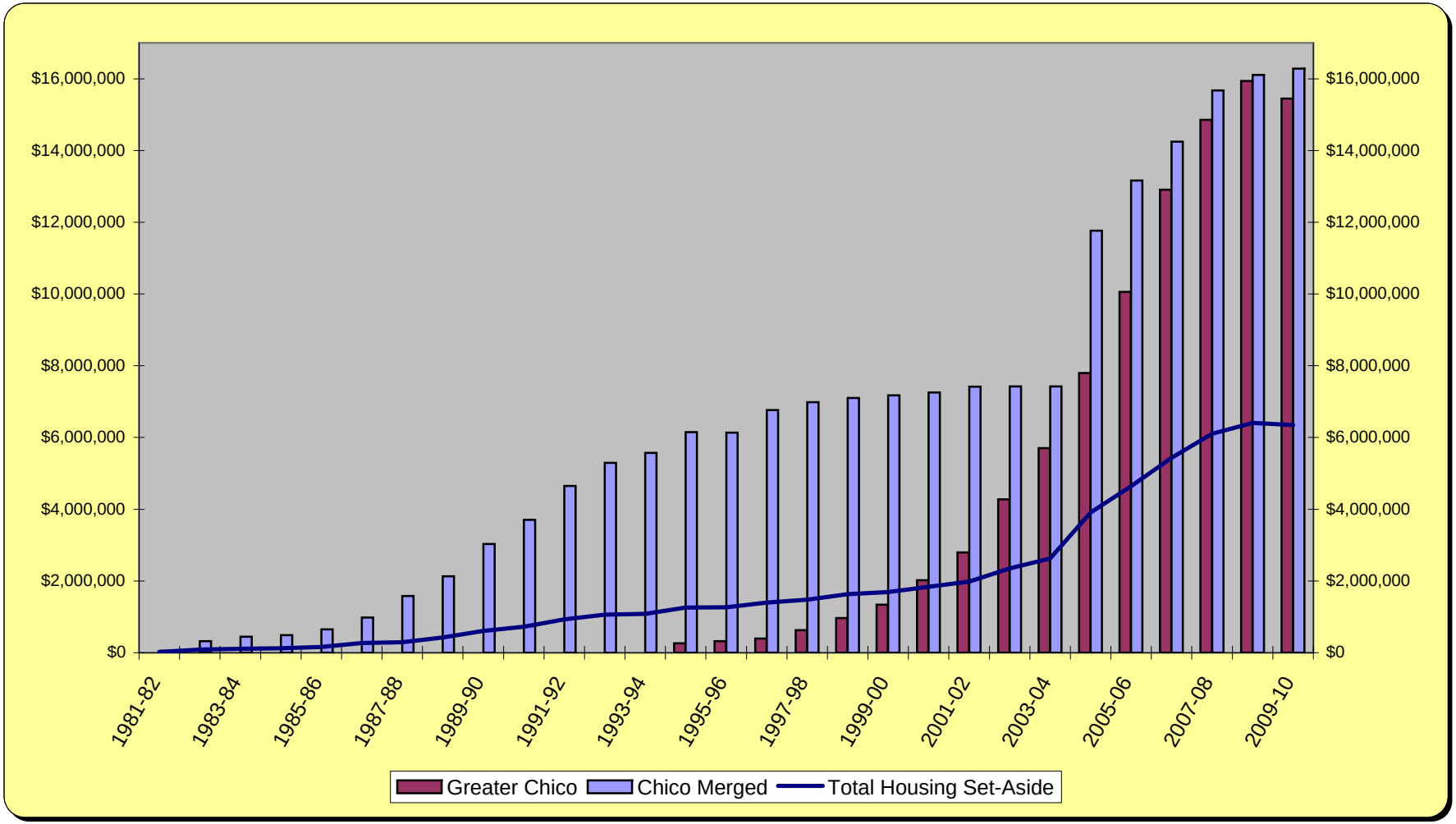
RDA B-2. Project Expiration Dates and Funding Limitations

RDA B-3. Pass Through and Inflationary Allocation Payment Obligations

RDA B-4. Net Taxable Assessed Valuation by Project Area

RDA B-5. Low and Moderate Income Housing Fund Housing Project Assistance

CHICO REDEVELOPMENT AGENCY
FY2011-12 ANNUAL BUDGET
HISTORICAL TAX INCREMENT AND LOW AND MODERATE INCOME HOUSING SET ASIDE TRENDS



CITY OF CHICO
FY2011-12 ANNUAL BUDGET
CHICO REDEVELOPMENT AGENCY

HISTORICAL TAX INCREMENT REVENUE

		Chico Merged					LOW AND MODERATE INCOME HOUSING SET ASIDE		
Fiscal Year		Greater Chico Urban Area	Southeast Chico	Chico Municipal Airport	Central Chico	Total	Greater Chico Urban Area	Total Chico Merged	Total
1981-82			$52,975	$0	$0	$52,975		$21,190	$21,190
1982-83			324,478	0	0	324,478		$86,632	$86,632
1983-84			425,009	19,313	0	444,322		$111,119	$111,119
1984-85			487,214	0	0	487,214		$121,803	$121,803
1985-86			632,776	15,230	0	648,006		$160,560	$160,560
1986-87			957,527	22,832	0	980,359		$269,653	$269,653
1987-88			1,150,120	67,638	366,499	1,584,257		$295,180	$295,180
1988-89			1,691,204	117,072	321,915	2,130,191		$426,038	$426,038
1989-90			2,442,640	333,535	254,525	3,030,700		$606,140	$606,140
1990-91			2,949,089	415,235	342,701	3,707,025		$727,608	$727,608
1991-92			3,784,664	429,778	434,409	4,648,851		$930,213	$930,213
1992-93			4,481,770	359,965	448,815	5,290,550		$1,058,110	$1,058,110
1993-94			4,700,985	385,177	487,730	5,573,892		$1,084,663	$1,084,663
1994-95		263,057	5,202,012	374,950	571,488	6,411,507	$53,531	$1,202,529	$1,256,060
1995-96		325,623	5,220,782	396,270	518,346	6,461,021	$65,125	$1,200,277	$1,265,402
1996-97		392,306	5,793,248	400,176	574,187	7,159,917	$76,813	$1,321,913	$1,398,726
1997-98		629,737	5,916,928	462,017	601,916	7,610,598	$123,379	$1,358,971	$1,482,350
1998-99	**	969,274	6,000,000 *	470,984	630,868	8,071,126	$189,712	$1,445,503	$1,635,215
1999-00	**	1,340,935	6,000,000	534,387	639,226	8,514,548	$263,042	$1,426,413	$1,689,455
2000-01	**	2,019,777	6,000,000	599,302	659,603	9,278,682	$393,804	$1,444,278	$1,838,082
2001-02		2,795,002	6,000,000	711,268	704,725	10,210,995	$545,292	$1,439,786	$1,985,078
2002-03		4,279,278	6,000,000	705,581	718,157	11,703,016	$855,856	$1,493,714	$2,349,570
2003-04		5,706,769	6,000,000	648,204	774,989	13,129,962	$1,132,776	$1,493,416	$2,626,192
2004-05		7,798,171	10,091,195	692,467	982,167	19,564,000	$1,557,094	$2,353,166	$3,910,260
2005-06		10,057,752	11,190,412	748,417	1,227,224	23,223,805	$2,011,550	$2,633,211	$4,644,761
2006-07		12,903,831	12,050,760	816,704	1,378,137	27,149,432	$2,580,766	$2,849,120	$5,429,886
2007-08		14,858,134	13,372,968	847,783	1,453,577	30,532,462	$2,971,627	$3,134,866	$6,106,492
2008-09		15,938,065	13,476,406	1,086,956	1,545,698	32,047,126	$3,187,613	$3,221,812	$6,409,425
2009-10		15,446,523	13,514,126	1,152,279	1,615,744	31,728,672	$3,089,305	$3,256,430	$6,345,735
Totals		**$95,724,234**	**$155,909,288**	**$12,813,520**	**$17,252,647**	**$281,699,689**	**$19,097,285**	**$37,174,314**	**$56,271,599**

Notes:

* Tax increment in excess of the $6 million annual tax increment collection limit, in the amount of $134,884, was returned to Butte County in September 2000.

**Based on the decision of the California Appellate Court in "Community Development Agency of the City of Los Angeles v. County of Los Angeles, et al.," Property Tax Administration Fees were returned to Butte County in July 2003 (1998-99 $187,376; 1999-00 $198,877; 2000-01 $187,321).

CITY OF CHICO
FY2011-12 ANNUAL BUDGET
CHICO REDEVELOPMENT AGENCY

ANALYSIS OF LOW AND MODERATE INCOME HOUSING FUNDS
EXCESS SURPLUS CALCULATION

Fund 372 Merged Low and Moderate Income Housing Fund

EXCESS SURPLUS CALCULATION

Fiscal Year	Annual Increment Deposit	Previous 4 Year Tax Increment Balance	2009-10 Ending Balance	Excess Surplus
2005-06	$4,644,817			
2006-07	$5,429,886			
2007-08	$6,106,492			
2008-09	$6,409,425			
		$22,590,620	$4,290,807	($18,299,813)

Pursuant to Section 33334.12 {g} {1} of the California Health and Safety Code, Excess Surplus is defined as the unexpended and unencumbered amount in the Agency's Low and Moderate Income Housing Funds that exceeds the greater of $1,000,000 or the total amount deposited in the Funds during the Agency's preceding four fiscal years

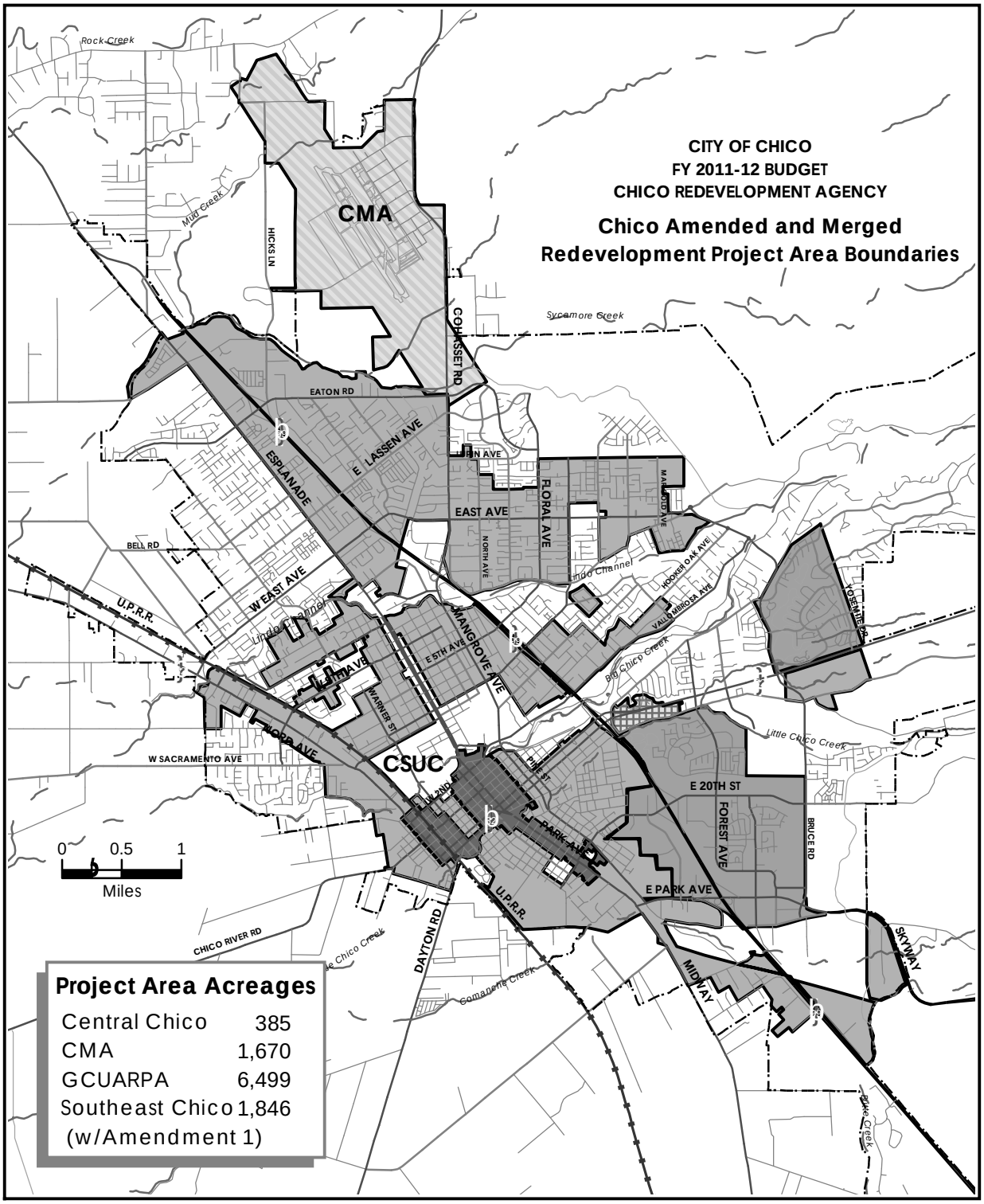
CITY OF CHICO

FY2011-12 ANNUAL BUDGET

CHICO REDEVELOPMENT AGENCY

SCHEDULE OF LONG-TERM DEBT

FUND	PURPOSE	AMOUNT ISSUED	INTEREST RATE	FINAL YEAR OF PAYMENT	BALANCE 06/30/10	DEBT SERVICE PAYMENT FY10-11 INTEREST	PRINCIPAL	TOTAL	BALANCE 06/30/11	DEBT SERVICE PAYMENT FY11-12 INTEREST	PRINCIPAL	TOTAL	BALANCE 06/30/12
	Revenue Bonds:												
655	2001 Chico Public Financing Authority Tax Allocation Revenue Bonds	26,677,126	4.00 - 5.25 %	FY 2023-24	19,670,844	979,027	927,792	1,906,819	18,743,052	930,318	973,557	1,903,875	17,769,495
674	2001 Chico Public Financing Authority Tax Allocation Revenue Bonds	5,382,874	4.00 - 5.25 %	FY 2023-24	3,969,156	197,547	187,208	384,755	3,781,948	187,718	196,443	384,161	3,585,505
657	2005 Chico Redevelopment Agency Tax Allocation Bonds	68,500,000	3.50 - 5.00 %	FY 2031-32	66,170,000	3,156,578	920,000	4,076,578	65,250,000	3,122,078	955,000	4,077,078	64,295,000
658	2007 Chico Redevelopment Agency Tax Allocation Refunding Bonds	23,405,000	4.00 - 4.625 %	FY 2024-25	20,230,000	881,293	1,050,000	1,931,293	19,180,000	839,294	1,090,000	1,929,294	18,090,000
	Total Revenue Bonds	**123,965,000**			**110,040,000**	**5,214,445**	**3,085,000**	**8,299,444**	**106,955,000**	**5,079,408**	**3,215,000**	**8,294,408**	**103,740,000**
	TOTAL CHICO RDA LONG-TERM DEBT				**110,040,000**	**5,214,445**	**3,085,000**	**8,299,444**	**106,955,000**	**5,079,408**	**3,215,000**	**8,294,408**	**103,740,000**


CITY OF CHICO
FY 2011-12 BUDGET
CHICO REDEVELOPMENT AGENCY
Chico Amended and Merged
Redevelopment Project Area Boundaries
CMA
CSUC
Rock Creek
Mud Creek
Sycamore Creek
HICKS LN
COHASSET RD
EATON RD
E LASSEN AVE
ESPLANADE
EAST AVE
FLORAL AVE
NORTH AVE
BELL RD
W EAST AVE
U.P.R.R.
Little Chico Creek
E 5TH AVE
MANGROVE AVE
WARNER ST
HOOKER OAK AVE
VALLOMBROSA AVE
YOSEMITE DR
Big Chico Creek
W SACRAMENTO AVE
E 20TH ST
FOREST AVE
BRUCE RD
PARK AVE
E PARK AVE
DAYTON RD
CHICO RIVER RD
MIDWAY
SKYWAY
Comanche Creek
0 0.5 1
Miles
Project Area Acreages
Central Chico 385
CMA 1,670
GCUARPA 6,499
Southeast Chico 1,846
(w/Amendment 1)
Redevelopment Areas
Central Chico Area Project Area
Chico Municipal Airport Area Project Area
Southeast Chico Project Area
Southeast Chico Project Area, Amendment No 1
Greater Chico Urban Redevelopment Project Area

CITY OF CHICO
FY2011-12 ANNUAL BUDGET
CHICO REDEVELOPMENT AGENCY
REDEVELOPMENT PROJECT EXPIRATION DATES AND FUNDING LIMITATIONS

Project Area	Original Adoption Date	Expiration Date for Incurring Debt	Expiration Date for RDA Activities	Expiration Date for Receipt of Tax Increment and Repayment of Debt (1)	Tax Increment Collection Limit (2)	Bonded Indebtedness Limit (3)
Southeast Chico	10/14/80	DNA	10/14/23 (5)	10/14/33 (5)	Combined	Combined
Amended Southeast Chico	11/15/83	DNA	11/15/26 (5)	11/15/36 (5)	Combined	Combined
Chico Municipal Airport	04/19/83	DNA	04/19/26 (6)	04/19/36 (6)	Combined	Combined
Central Chico	07/16/85	DNA	07/16/26	07/16/36	Combined	Combined
Greater Chico Urban Area	10/25/93 (4)	10/25/13	10/25/34	10/25/44	Combined	Combined

Except as noted below, the limits set forth above reflect the plan amendments adopted pursuant to Ordinance Nos. 2291, 2292, 2293, and 2294 on 06/14/04.

(1) These dates also reflect the expiration of the Agency's obligation for pass-through of increment to other agencies.
(2) The combined limit for cumulative tax increment collection is $2.064 billion.
(3) The combined limit for outstanding bonded indebtedness is $490 million.
(4) Amended 07/21/96.
(5) Amended pursuant to Ordinance No. 2318 on 05/17/05 and Ordinance No. 2334 on 02/07/06.
(6) Amended pursuant to Ordinance No. 2319 on 05/17/05 and Ordinance No. 2333 on 02/07/06.

CITY OF CHICO
FY2011-12 ANNUAL BUDGET
CHICO REDEVELOPMENT AGENCY
CHICO AMENDED AND MERGED REDEVELOPMENT PROJECT
PASS THROUGH AND INFLATIONARY ALLOCATION PAYMENT OBLIGATIONS[1]

	GCUARPA		CMRPA			
			SECRPA	CMARPA	CCRPA	
	Pass Through	Inflation Allocation[2]	Pass Through	Pass Through	Pass Through	Inflation Allocation[2]
Butte County (General Fund, Welfare, Library, CSAs)	Contractual	N/A	Contractual	Contractual	Contractual	N/A
Butte County Mosquito Abatement Dist. (BCMAD)	Contractual	N/A	Contractual	Contractual	Contractual	N/A
Chico Area Recreation & Park District (CARD)	Contractual	N/A	Contractual	Contractual	Contractual	N/A
Butte County Superintendent of Schools (BCSS)	Contractual[3]	N/A	Statutory	Statutory	Statutory	Yes
Butte Community College District (BCCD)	Contractual[4]	N/A	Statutory	Statutory	Statutory	Yes
Chico Unified School District (CUSD)[5]	None	Yes	Statutory	Statutory	Statutory	Yes
City of Chico	None	Yes	Statutory	Statutory	Statutory	N/A

1. Pre-existing contractual agreements with taxing entities remain the same after the adoption of the 2004 Plan Amendments which repealed the time limit for establishing debt as authorized by SB 211. Entities without contractual agreements receive statutory pass through payments as defined by AB 1290.
2. Community Redevelopment Law (CRL) Section 33676 Election.
3. County Superintendent of Schools contractual pass through equals the greater of 25 percent of its share of tax increment or 100 percent of its inflation allocation.
4. Contractual pass through to Butte Community College is stepped: the levy for years 1-20 is 61 percent of 100 percent, the levy for years 21-40 is 50 percent of 100 percent. Both are the entity's share of the tax increment.
5. Chico Unified School District also receives Capital Fund Contributions that equal 10 percent of its inflationary allocation.

Note: Statutory pass through payments are calculated based on a formula specified in CRL Section 33607.5.

CITY OF CHICO
FY2011-12 ANNUAL BUDGET
CHICO REDEVELOPMENT AGENCY
CHICO AMENDED AND MERGED REDEVELOPMENT PROJECT
SUMMARY OF PASS THROUGH AND INFLATION ALLOCATION OBLIGATIONS

	GCUARPA	**CMRPA (CMRPA consists of SECRPA, CMARPA and CCRPA)**
Butte County (General Fund, Welfare, Library, CSA's)	Receives a contractual pass through equal to 80% of the difference between the property taxes actually received and the amount of property taxes which Butte County would have received without the RDA plan.	Receives a contractual pass through equal to 70% of the difference between the property taxes actually received and the amount of property taxes that Butte County would have received without the RDA plan for all three redevelopment projects.
Butte County Mosquito Abatement District (BCMAD)	Receives a contractual pass through equal to 80% of the difference between the property taxes actually received and the amount of property taxes which BCMAD would have received without the RDA plan.	Receives a contractual pass through equal to 70% of the difference between the property taxes actually received and the amount of property taxes which BCMAD would have received without the RDA plan for all three redevelopment projects.
Chico Area Recreation and Park District (CARD)	Receives a contractual pass through equal to 80% of the difference between the property taxes actually received and the amount of property taxes which CARD would have received without the RDA plan.	Receives a contractual pass through equal to 70% of the difference between the property taxes actually received and the amount of property taxes that CARD would have received without the RDA plan for all three redevelopment projects.
Butte County Superintendent of Schools (BCSS)	Receives a contractual pass through equal to the greater of its share of revenue of inflationary growth on the base year real property value, or 25% of its share of general levy tax increment (property tax share).	Receives an inflation allocation payment from the Central Chico (CCRPA), based on its full share of base year inflationary adjustments by adoption of Resolution No. 94-7 on 11/15/93, pursuant to Section 33676 of the California Health and Safety Code. In addition, receives statutory pass through payment based on its property tax share and the statutory pass through formula pursuant to Section 33607.5.
Butte Community College District (BCCD)	Receives a contractual pass through equal to 61% of its share of general levy tax increment through FY 2013-14. From FY 2014-15 through the end of the Project, the district will receive 50% of its share of the general levy tax increment (property tax share).	Receives an inflation allocation payment from the Central Chico (CCRPA) based on its full share from base year inflationary adjustments by adoption of Resolution No. 279 on 05/15/85, pursuant to Section 33676 of the California Health and Safety Code. In addition, receives statutory pass through payment based on its property tax share and the statutory pass through formula pursuant to Section 33607.5.
Chico Unified School District (CUSD)	Receives an inflation allocation payment equal to its share of revenue from inflationary growth on the base year real property value by adoption of Resolution No. 546-93 on 10/06/93, pursuant to Section 33676 of the California Health and Safety Code.	Receives an inflation allocation payment from the Central Chico (CCRPA) based on its full share from base year inflationary adjustments by adoption of Resolution No. 292-85 on 07/02/85, pursuant to Section 33676 of the California Health and Safety Code. In addition, receives statutory pass through payment based on its property tax share and the statutory pass through formula pursuant to Section 33607.5.
City of Chico	Receives an inflation allocation payment equal to its share of revenue from inflationary growth on the base year real property value from tax rate areas within the Chico City limits by adoption of Resolution No. 34 93-94 on 09/07/93 pursuant to Section 33676 of the California Health and Safety Code.	Receives statutory pass through payment based on its property tax share and the statutory pass through formula pursuant to Section 33607.5.

Note: Tax increment is that portion of property tax revenue generated from increases in assessed value above the base year assessed value for each Project Area. Increased assessed value may occur due to sale of property, new construction, and inflationary increases.

CITY OF CHICO
FY2011-12 ANNUAL BUDGET
CHICO REDEVELOPMENT AGENCY
NET TAXABLE ASSESSED VALUATION BY PROJECT AREA

Fiscal Year	Southeast	Chico Municipal Airport	Central Chico	Greater Chico Urban Area
Base Year (1)	45,022,063	27,275,977	97,321,600	1,162,977,395
1995-96	527,677,904	63,522,702	149,100,307	1,202,933,923
1996-97	563,222,721	65,144,524	151,862,202	1,213,856,626
1997-98	589,167,829	68,079,896	157,089,190	1,247,622,874
1998-99	632,937,201	70,711,077	159,240,225	1,288,829,806
1999-00	670,050,046	76,787,338	163,862,974	1,337,287,314
2000-01	719,659,537	82,770,401	165,261,418	1,402,271,751
2001-02	745,538,516	89,507,339	170,842,843	1,481,634,279
2002-03	841,558,904	90,800,765	174,998,316	1,597,663,629
2003-04	893,919,907	88,829,598	183,600,659	1,730,682,301
2004-05	959,889,535	90,056,171	192,932,269	1,912,326,099
2005-06	1,070,616,193	96,365,911	218,450,036	2,146,482,843
2006-07	1,177,792,173	100,107,895	239,696,409	2,434,499,876
2007-08	1,284,683,427	106,319,242	246,847,476	2,669,829,849
2008-09	1,324,279,619	124,493,364	259,697,216	2,839,390,587
2009-10	1,337,460,284	135,686,494	265,231,375	2,837,451,488
2010-11	1,273,631,895	143,866,528	263,489,087	2,754,175,964

(1)	Redevelopment Area	Base Year
	Southeast Chico	1980-81
	Amended Southeast Chico	1983-84
	Chico Municipal Airport	1982-83
	Central Chico	1984-85
	Greater Chico Urban Area	1993-94

CITY OF CHICO
FY2011-12 ANNUAL BUDGET
CHICO REDEVELOPMENT AGENCY

LOW AND MODERATE INCOME HOUSING FUND
HOUSING PROJECT ASSISTANCE

Rental Housing	Year Assisted	LMIHF Assistance	Total Units	Assisted Units
Turning Point Commons	83/84	$ 212,098	66	56
La Vista Verde	84/85	83,272	33	33
Rhodes Terrace	88/89	350,073	36	36
CAA-Esplanade House	91/93	361,650	13	13
East of Eaton	91/93	536,254	76	76
Sierra Sunrise Lodge	91/92	1,350,000	110	25
Chico Commons	91/93	1,250,000	72	72
Walker Commons	92/96	700,000	56	56
Campbell Commons	93/95	661,000	56	55
Hartford Place	95/96	135,000	21	20
Sunrise Court	98/99	364,500	27	27
Longfellow Apartments	99/01	623,000	24	22
Little Chico Gardens	00/01	510,000	92	92
Alamont	00/01	105,000	32	32
Esplanade House II	03/04	1,800,000	60	60
1200 Park Avenue	03/05	3,675,000	107	106
Vectors	05/06	975,000	15	15
Murphy Commons	06/07	4,100,000	86	86
Jarvis Gardens	06/07	3,105,000	50	49
Chico Courtyards	06/07	3,900,000	76	75
Avenida Apartments	06/07	425,000	14	14
Catalyst Haven	08/10	1,650,000	28	28
Catalyst Cottages	09/11	550,000	4	4
Villa Serena	07/11	900,000	10	9
Parkside Terrace	08/11	10,106,000	90	89
	Total	**$38,427,847**	**1,254**	**1,150**

Ownership Housing	Year Assisted	LMIHF Assistance	Total Units	Assisted Units
Glenshire - Self Help	90/91	$ 58,000	12	12
Floral Gardens - Self Help	91/92	240,000	24	24
SCTRD Sites	Various	6,985	6	6
Baywood - Self Help	91/94	788,328	34	34
Parkway Village	94/97	864,000	97	97
Rawlins - Self Help	94/96	495,000	32	32
	Total	**$2,452,313**	**205**	**205**

	Year Assisted	LMIHF Assistance	Total Units	Assisted Units
Mortgage Subsidy Program	Ongoing	$14,590,178	708	708