

*SECTION 7*

**NAPA COMMUNITY  
REDEVELOPMENT AGENCY**



**CITY of NAPA**

# ***Napa Community Redevelopment Agency***

## **Agency Objectives**

The Napa Community Redevelopment Agency (the Agency) was established pursuant to the Community Redevelopment Law as codified in the Health and Safety Code of the State of California. The City Council of the City of Napa adopted Ordinance No. 1557 on November 19, 1962, activating the Agency and designating itself as the governing body. Officials and staff of the City perform all staff work of the Agency.

The Napa Community Redevelopment Agency is staffed and administered by Economic Development, and focuses on revitalization of the downtown area through capital projects and economic development activities. The agency utilizes property tax increment revenue generated within the Parkway Plaza Redevelopment Project Area (primarily the downtown area), and tax allocation bond funds to deliver capital improvement projects and programs within the project area. The agency is in the process of forming a second project area called the Soscol Gateway, and a separate budget will be prepared and submitted for approval if the formation is successful in summer 2007.

## **Major Accomplishments in Fiscal Years 2005-07**

The most significant accomplishments of the Napa Community Redevelopment Agency during the last budget cycle include:

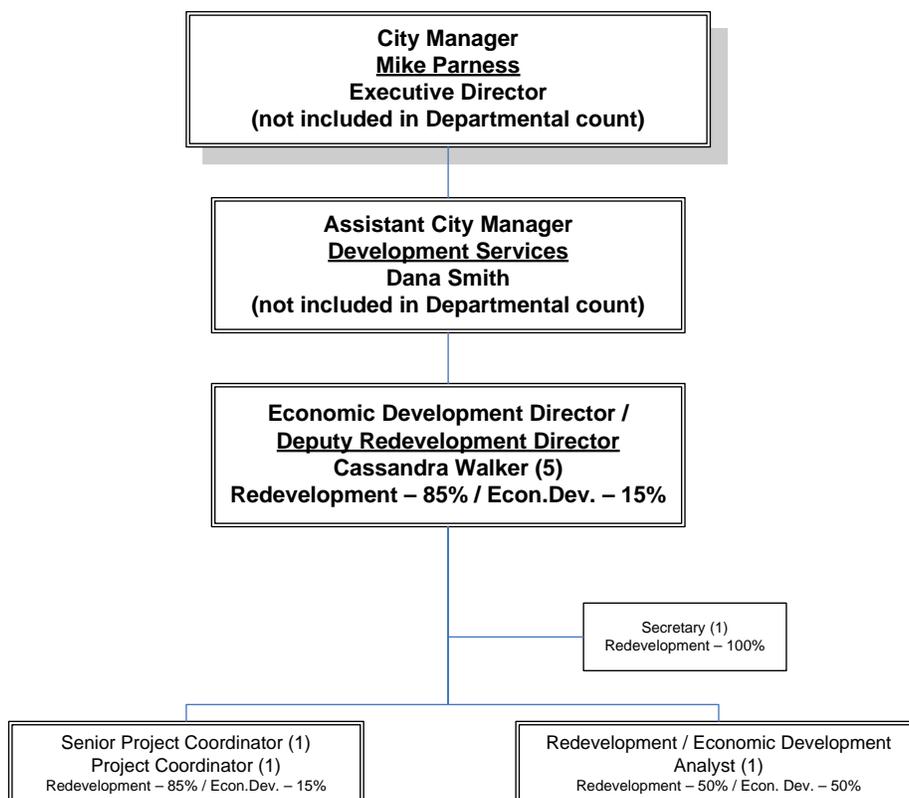
- During the last two fiscal years, the Napa Community Redevelopment Agency has facilitated the approval and construction of 640,000 square feet of new development in the Project Area and initiated the formation of a new Project Area along Soscol.
- Completion of the seismic retrofit of two historic, City-owned stone buildings – the Goodman Library and the Borreo Building. The Goodman Library has reopened and the Napa Historical Society is providing enhanced hours of service to the public. The Borreo Building will be offered for lease in exchange for tenant improvements through a competitive Request for Qualifications/Request for Proposals process.
- The City/County Parking Garage has gone through the design/build Request for Proposal (RFP) process, and is expected to begin construction in summer 2007.

## **Highlights and Initiatives for Fiscal Years 2007-09**

The Napa Community Redevelopment Agency will focus on the following major goals during the FY 2007-09 budget cycle:

- Work closely with private and public partners to develop additional residential in-fill and mixed-use projects in downtown.
- In cooperation with other City departments, manage a Downtown Precise Plan process that may include engaging the private development community, hiring a planning consultant, facilitating community outreach and input, environmental analysis, finalizing the plan and ushering it through the approval process, and ensuring its implementation.
- Continue working closely with the Flood Control District and Army Corps of Engineers to ensure Flood Protection Project improvements are constructed according to the Downtown Reach Urban Design Plan, and in a manner that has as little impact as possible on downtown businesses and residences.

# Napa Community Redevelopment Agency



## Napa Community Redevelopment Agency Staffing History

*Note: Napa Community Redevelopment Agency staff is funded by the Napa Community Redevelopment Agency (81%) and the General Fund (19%). Percentage is based on departmental average distribution.*

	Budgeted	Budgeted	Budgeted	Budgeted	Budgeted	Budgeted
	FY 03/04	FY 04/05	FY 05/06	FY 06/07	FY 07/08	FY 08/09
<b>Total</b>	<b>4</b>	<b>4</b>	<b>5</b>	<b>5</b>	<b>5</b>	<b>5</b>
<b>Economic Development (19%)</b>	.76	.76	.95	.95	.95	.95
<b>Redevelopment Agency (81%)</b>	3.24	3.24	4.05	4.05	4.05	4.05

**Significant Budget Changes**  
**Napa Community Redevelopment Agency**

Significant Budget Changes:

- In FY 2004-05, 2005-06, and 2006-07, wages and benefits were charged to Napa Community Redevelopment Agency (NCRA) and the General Fund was charged through an Internal Service Charge. Beginning in FY 2007-08, wages and benefits are charged to Economic Development and Internal Service Credit is realized from NCRA.

**NAPA COMMUNITY REDEVELOPMENT AGENCY FUNDS**

FUND 12	CAPITAL PROJECTS
FUND 13	LOW AND MODERATE INCOME HOUSING – 20% SET ASIDE
FUND 18	DEBT SERVICE

## Fund #12 - Capital Projects

This fund accounts for capital projects, programs, professional services and administration of the Agency. Funding sources include tax increment funds, bond proceeds and investment income.

	Actual 2004-05	Actual 2005-06	Approved 2006-07	Estimated 2006-07	Adopted 2007-08	%	Adopted 2008-09	%
<b>Revenues</b>								
Interest on Investments	225,705	429,419	0	400,000	375,000	-6%	350,000	-7%
Miscellaneous Revenue	0	5,000	0	0	0	0%	0	0%
Transfers In	2,913,395	0	1,187,574	1,187,574	188,126	-84%	221,669	18%
<b>Revenue Total</b>	<b>\$ 3,139,100</b>	<b>434,419</b>	<b>1,187,574</b>	<b>1,587,574</b>	<b>563,126</b>	<b>-90%</b>	<b>571,669</b>	<b>2%</b>
<b>Expenditures</b>								
<b>Salary &amp; Wages</b>	<b>\$ 328,549</b>	<b>322,165</b>	<b>379,853</b>	<b>410,632</b>	<b>0</b>	<b>-100%</b>	<b>0</b>	<b>0%</b>
<b>Benefits</b>	<b>\$ 110,614</b>	<b>125,755</b>	<b>143,199</b>	<b>176,892</b>	<b>0</b>	<b>-100%</b>	<b>0</b>	<b>0%</b>
Administration	120,512	70,045	109,754	69,490	77,087	11%	78,349	2%
Professional Services	0	0	235,551	600,753	500,000	-17%	92,500	-82%
Administration	1,789	4,482	15,000	2,480	5,000	102%	5,000	0%
PBID	0	0	0	0	66,526	0%	68,463	3%
<b>Services &amp; Supplies</b>	<b>\$ 122,301</b>	<b>74,527</b>	<b>360,305</b>	<b>672,723</b>	<b>648,613</b>	<b>-4%</b>	<b>244,312</b>	<b>-62%</b>
<b>Implementation Plan</b>								
002-57 Miscellaneous Projects	206,900	6,489	70,239	0	250,000	100%	100,000	-60%
059-57 Seismic Retrofitting Progm	0	3,729	248,190	0	0	0%	0	0%
060-57 Facade Improvement Program	0	7,000	100,892	7,500	0	-100%	0	0%
069-57 River Enhancement Project	101,619	47,080	268,382	13,000	0	-100%	0	0%
080-57 Parking Lot/Lighting Imprvm	0	21,667	19,151	19,151	0	-100%	0	0%
100-57 Goodman Library	1,167,750	36,045	49,594	49,594	0	-100%	0	0%
086-57 Holiday Activities	7,960	13,654	6,825	5,500	0	-100%	0	0%
088-57 Sign Program	3,560	1,682	73,785	4,000	0	-100%	0	0%
089-57 Pedestrian Improvements	332,816	5,820	60,688	60,688	0	-100%	0	0%
<b>Bond Projects</b>								
<i>Downtown Parking Management</i>								
101-57 County Parking Garage	500,000	4,246,000	1,254,000	1,032,617	0	0%	0	0%
<i>Mixed Use Developments</i>								
201-57 Cinedome Parking Garage	0	0	1,400,000	0	0	0%	0	0%
202-57 Future Mixed Use Projects	0	0	1,000,000	0	0	0%	0	0%
<i>Downtown Reach Urban Design</i>								
301-57 Creekside Pl Design/Constr	0	0	300,000	30,000	0	-100%	0	0%
302-57 Oxbow Commons Betterments	0	0	650,000	0	0	0%	0	0%
303-57 Riverfront Promenade	0	0	100,000	100,000	0	0%	0	0%
304-57 Hatt/4th Street Boat Docks	19,308	0	380,692	0	0	0%	0	0%
305-57 3rd Street Green Design	0	0	75,000	0	0	0%	0	0%
<i>Infrastructure Upgrades</i>								
401-57 Downtown Circulation Grid	35,848	0	0	0	0	0%	0	0%
402-57 Third & Soscol Intersection	0	52,914	281,184	237,615	0	-100%	0	0%
403-57 2nd/3rd Street Lighting	0	58,348	1,166,381	1,166,381	0	-100%	0	0%
404-57 Pedestrian Improvements	0	0	561,000	561,000	0	-100%	0	0%
405-57 Borreo Seismic Retrofit	3,640	460,312	0	0	0	#DIV/0!	0	0%
<b>Capital Outlay</b>	<b>\$ 2,379,401</b>	<b>4,960,740</b>	<b>8,066,004</b>	<b>3,287,046</b>	<b>250,000</b>	<b>-92%</b>	<b>100,000</b>	<b>-60%</b>
Insurance	7,624	12,000	12,000	12,000	13,267	11%	13,267	0%
Net Interdepartmental Charges/Credits	101,686	129,652	130,615	130,615	504,359	0%	532,633	6%
5% Set Aside	0	160,211	169,608	179,168	188,126	5%	221,669	18%
Transfers Out to City of Napa	0	0	0	0	90,000	100%	90,000	0%
Transfers Out to City of Napa	0	0	0	0	287,046	0%	301,698	5%
<b>Interfund Transfers Out</b>	<b>\$ 109,310</b>	<b>301,863</b>	<b>312,223</b>	<b>321,783</b>	<b>1,082,798</b>	<b>0%</b>	<b>1,159,267</b>	<b>0%</b>
<b>Expenditure Total</b>	<b>\$ 3,050,175</b>	<b>5,785,050</b>	<b>9,261,584</b>	<b>4,869,076</b>	<b>1,981,411</b>	<b>-59%</b>	<b>1,503,579</b>	<b>-24%</b>
<b>Fund Balance</b>	<b>\$ 13,370,582</b>	<b>8,019,951</b>	<b>(54,058)</b>	<b>4,738,449</b>	<b>3,320,164</b>	<b>-30%</b>	<b>2,388,254</b>	<b>-28%</b>

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***Fund #13 - Low and Moderate Income Housing - 20% Set Aside***

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This fund accounts for 20% of the gross Tax Increment revenues received by the Agency which is set aside for low and moderate income housing projects and programs. The 20% set aside and investment earnings cover the debt service on the 2003 Tax Allocation Bonds Series B and C. The remaining revenues are paid to the Housing Authority of the City of Napa.

	Actual 2004-05	Actual 2005-06	Approved 2006-07	Estimated 2006-07	Adopted 2007-08	%	Adopted 2008-09	%
<b>Revenues</b>								
Interest on Investments	86,156	99,380	0	100,000	100,000	0%	100,000	0%
Transfers In - 20% Set Aside	613,418	640,844	718,433	718,433	752,504	5%	886,675	18%
<b>Revenue Total</b>	<b>\$ 699,574</b>	<b>740,224</b>	<b>718,433</b>	<b>818,433</b>	<b>852,504</b>	<b>4%</b>	<b>986,675</b>	<b>16%</b>
<b>Expenditures</b>								
Salary & Wages	\$ 0	0	0	0	0	0%	0	0%
Benefits	\$ 0	0	0	0	0	0%	0	0%
Services & Supplies	\$ 0	0	0	0	0	0%	0	0%
Debt Service	\$ 408,038	420,717	581,209	581,209	414,370	-29%	415,705	0%
Capital Outlay Total	\$ 0	0	0	0	0	0%	0	0%
Housing	291,536	319,509	137,224	237,224	438,134	85%	570,970	30%
Interfund Transfers Out	\$ 291,536	319,509	137,224	237,224	438,134	85%	570,970	0%
<b>Expenditure Total</b>	<b>\$ 699,574</b>	<b>740,226</b>	<b>718,433</b>	<b>818,433</b>	<b>852,504</b>	<b>4%</b>	<b>986,675</b>	<b>16%</b>
<b>Fund Balance</b>	<b>\$ 432,625</b>	<b>432,623</b>	<b>432,623</b>	<b>432,623</b>	<b>432,623</b>	<b>0%</b>	<b>432,623</b>	<b>0%</b>

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**Fund #18 - Debt Service**

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The Agency's debt service fund is used to account for the collection of tax increment revenue and interest earnings, and payment of legally required pass through payments, 20% housing set-aside, bond trustees fees, County administrative charges, and receipt of investment income and payment of bond debt service.

	Actual 2004-05	Actual 2005-06	Approved 2006-07	Estimated 2006-07	Adopted 2007-08	%	Adopted 2008-09	%
<b>Revenues</b>								
Taxes	3,069,753	3,166,559	3,392,164	3,392,164	3,762,519	11%	4,433,375	18%
Interest on Investments	230,372	152,973	104,846	116,093	100,000	-14%	100,000	0%
<b>Revenue Total</b>	<b>\$ 3,300,125</b>	<b>3,319,532</b>	<b>3,497,010</b>	<b>3,508,257</b>	<b>3,862,519</b>	<b>10%</b>	<b>4,533,375</b>	<b>17%</b>
<b>Expenditures</b>								
<b>Salary &amp; Wages</b>	<b>\$ 0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0%</b>	<b>0</b>	<b>0%</b>
<b>Benefits</b>	<b>\$ 0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0%</b>	<b>0</b>	<b>0%</b>
<b>Services &amp; Supplies</b>	<b>\$ 296,521</b>	<b>417,918</b>	<b>53,935</b>	<b>53,935</b>	<b>222,000</b>	<b>312%</b>	<b>289,000</b>	<b>436%</b>
<b>Debt Service</b>	<b>\$ 1,483,554</b>	<b>1,549,750</b>	<b>1,677,998</b>	<b>1,677,998</b>	<b>1,843,166</b>	<b>10%</b>	<b>1,839,020</b>	<b>10%</b>
<b>Capital Outlay Total</b>	<b>\$ 0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0%</b>	<b>0</b>	<b>0%</b>
Transfer to Capital Projects	2,913,397		1,187,574	1,187,574	188,126	-84%	221,669	18%
Transfer to 20% Set Aside	613,418	640,844	678,433	678,433	752,504	11%	886,675	18%
<b>Interfund Transfers Out</b>	<b>\$ 3,526,815</b>	<b>640,844</b>	<b>1,866,007</b>	<b>1,866,007</b>	<b>940,630</b>	<b>-50%</b>	<b>1,108,344</b>	<b>18%</b>
<b>Expenditure Total</b>	<b>\$ 5,306,890</b>	<b>2,608,512</b>	<b>3,597,940</b>	<b>3,597,940</b>	<b>3,005,796</b>	<b>-16%</b>	<b>3,236,364</b>	<b>8%</b>
<b>Fund Balance</b>	<b>\$ 3,027,865</b>	<b>3,738,885</b>	<b>3,637,955</b>	<b>3,649,202</b>	<b>4,505,925</b>	<b>23%</b>	<b>5,802,936</b>	<b>29%</b>

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