

EL CAJON REDEVELOPMENT AGENCY

AMENDMENT

Five Year Implementation Plan 2009-10 through 2013-14



CITY OF EL CAJON



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PURPOSE OF THIS AMENDMENT

An implementation plan is a requirement of California Redevelopment Law (“CRL”) that covers each successive five-year period that follows the adoption of a redevelopment plan. The purpose of an implementation plan, as set forth in Section 33490 of the CRL, is to outline the specific goals and objectives for a project area and to identify specific redevelopment activities and/or programs that are anticipated to be implemented and/or completed to assist in the alleviation of blighting conditions.

The purpose of this document is to amend the Fourth Implementation Plan (“Plan”) for the El Cajon Redevelopment Project Area (“Project Area”) that covers the 2009-10 through 2013-14 planning period **to include two new projects** that have been developed since adoption of the Plan on June 23, 2009: *the Johnson Avenue Revitalization Project and the ECPAC Improvements Project*. This amendment reflects that the two new non-housing projects were developed in an effort to improve or alleviate blighting conditions in the Project Area and also provides amended Non-Housing Revenue Projections, with the estimated expenditures for the Johnson Avenue and ECPAC Projects **highlighted** on page 2.

The Plan is a forecasting tool and policy document outlining the El Cajon Redevelopment Agency’s (“Agency”) goals and objectives over the planning period, but remains flexible as project and program priorities and estimated expenditures vary constantly with each adopted budget and Capital Improvement Plan. In addition, implementation of redevelopment projects in the Plan will continue to be at risk if the State continues to shift Agency funds to the County’s Supplemental Education Revenue Augmentation Fund (“SERAF”). Redevelopment takings were not included in the State’s most recent budget proposal, but the legislature does not restrict future takings and the Agency’s tax increment funds continue to be at risk.

An amendment to an implementation plan may occur at any time during its five-year planning period after a noticed public hearing has been conducted. The amendment addresses the requirements of Section 33490 of the CRL and presents:

- Amended Non-Housing Revenue Projections; and
- The Proposed Amendments to the Redevelopment Program – 2009 through 2014.








NON-HOUSING REVENUE PROJECTIONS

The Agency's projected beginning fund balance for fiscal year 2009-10 totaled \$35.2 million that could be spent on non-housing redevelopment projects. It is estimated that the Agency will receive \$57.1 million in property tax increment revenue over the five-year Plan, \$872,519 of interest earnings, and \$3.4 million of miscellaneous revenue over the 5-year period. The cumulative non-housing revenue available during the planning period totals \$93.8 million. Out of \$93.8 million, \$52.6 million will be used for administrative costs, debt service, pass through, and SERAF payments. \$41.2 million will be used to fund redevelopment projects and programs throughout the Project Area. The Agency will end the planning period with a fund balance of \$2.8 million, comprise of bond proceeds and tax increment funds. The following is the projected annual non-housing five-year cash flow for the Project Area redevelopment activities.

Non-Housing Five Year Cash Flow (2009-10 through 2013-14)							
El Cajon Redevelopment Agency							
	2009-10	2010-11	2011-12	2012-13	2013-14	Total	
Revenue							
Beginning Fund Balance ¹	35,209,189	18,847,392	11,357,779	6,383,867	3,024,055		
80% Tax Increment Revenue ²	11,565,022	11,415,843	11,400,507	11,384,864	11,368,909	57,135,145	
Investment Earnings	465,646	199,215	113,578	63,839	30,241	872,519	
Miscellaneous Revenue ³	760,926	713,391	688,770	652,033	661,790	3,476,910	
Total Revenue	12,791,594	12,328,449	12,202,855	12,100,736	12,060,940	61,484,574	
Available Cash Flow	48,000,783	31,175,841	23,560,634	18,484,603	15,084,995	96,693,763	
Expenditures							
Operations and Administration							
Administrative Costs	1,256,199	1,357,830	1,322,521	1,345,885	1,369,732	6,652,167	
Debt Service	4,697,831	4,698,002	4,695,992	4,691,802	4,689,919	23,473,546	
Pass Through Payments	3,343,196	3,425,751	3,525,474	3,093,081	3,118,815	16,506,317	
SERAF	4,998,557	1,028,128	-	-	-	6,026,685	
Subtotal Operations and Administration	14,295,783	10,509,711	9,543,987	9,130,768	9,178,466	52,658,715	
Projects and Programs⁴							
SP 182 Revision, MF0011	268,824	216,596	-	-	-	485,420	
Business Retention, RD0701	352,764	456,102	235,000	235,000	235,000	1,513,866	
Façade & DR, RD0702	94,802	184,000	200,000	200,000	200,000	878,802	
Hazmat Park-Ballantyne, RD0704	492	30,000	30,000	30,000	30,000	120,492	
Hazmat Prescott Promenade	2	30,000	30,000	30,000	-	90,002	
Hazmat SW Corner	4,157	30,000	30,000	30,000	30,000	124,157	
Graffiti, RD0707	59,974	68,860	52,000	52,000	52,000	284,834	
Downtown Beautification, RD0713	1,344,640	808,900	23,000	23,000	23,000	2,222,540	
Downtown Beautification, RD0713A (taxable)	-	50,000	50,000	50,000	50,000	200,000	
Old Police Station, RD0801	-	-	1,115,000	3,000,000	500,000	4,615,000	
Pavement Overlays - Fletcher Pkwy, RD0802	500,000	-	-	-	-	500,000	
Utility Box, RD0805	12,000	17,000	17,000	17,000	17,000	80,000	
City Welcome Monument, RDR0702	26,337	-	-	-	-	26,337	
Civic Ctr Revitalization, RDR0703A (taxable)	2,814,683	1,577,600	901,100	843,100	507,200	6,643,683	
Median Improvements, RDR0705	48,511	1,300,850	1,075,000	1,025,000	615,000	4,064,361	
SP 182 Projects, RDR0707	-	-	-	500,000	500,000	1,000,000	
Civic Center Plaza Improvements, RDR0708	23,781	1,962,650	-	-	-	1,986,431	
El Cajon Boulevard Intersection, RDXXXX	-	-	100,000	100,000	-	200,000	
Alley Sidewalk Improvement Project, RD1015	45,069	436,000	-	-	-	481,069	
Ronald Reagan Landscaping, RDXXXX	-	-	-	20,000	120,000	140,000	
Lexington Sr Hsg Lighting, Landscaping, RDXXXX	-	-	-	-	25,000	25,000	
Neighborhood Stabilization Program, RD1014	120,000	165,288	120,000	120,000	120,000	645,288	
Overlay Thoroughfares 1011, RD1016	-	775,000	-	-	-	775,000	
Johnson Avenue (new project), RD1017	9,141,572	449,505	104,680	54,680	54,680	9,805,117	
ECPAC (new project), RD1101	-	750,000	3,550,000	-	-	4,300,000	
Subtotal Projects and Program	14,857,608	9,308,351	7,632,780	6,329,780	3,078,880	41,207,399	
Total Expenditures	29,153,391	19,818,062	17,176,767	15,460,548	12,257,346	93,866,114	
Ending Fund Balance	18,847,392	11,357,779	6,383,867	3,024,055	2,827,649		
Notes:							
¹ Beginning Final Unaudited Fund Balance as of 6/30/2010							
² Tax increment revenue projections assumes a -3% reduction in FY10-11 and 0% thereafter							
³ Miscellaneous revenue includes rental/lease income and loan repayments							
⁴ Projects and Programs expenditures based on the FY10-11 adopted budget; Five Year Capital Improvement Plan for FY2010-11 through FY2014-15; revised estimates for the Old Police Str, Civic Ctr Revitalization, and SP182 Projects.							

PROPOSED AMENDMENTS TO THE REDEVELOPMENT PROGRAM – 2009 THROUGH 2014

Over the five year Plan period, the Agency proposes to amend the redevelopment strategy by undertaking the following additional projects and programs:

Project/Description	Estimated Redevelopment Investment	Goals Achieved
<p>Johnson Avenue Revitalization Project: This project will serve to revitalize the Johnson Avenue corridor with retail, automotive sales and miscellaneous uses. One or more parcels may be combined in order to facilitate mid to large retail or automotive dealerships. Sustainable design and development practices will be encouraged.</p> <p>Completion of this project will: address lot size and configuration problems that prevent private redevelopment efforts from putting the lots into useful service; address deficient and outdated commercial buildings and grounds resulting in physical deterioration, inadequate infrastructure, and vacancies; clear the site of any hazardous waste materials; ultimately establish the corridor as a vibrant and distinct commercial district that invites shoppers and other visitors to El Cajon.</p> <p><i>Project Completion.....2014</i></p>	<p>\$9,805,117</p>	 ACCESS  CLEAN  INVEST  WORK
<p>ECPAC Improvements: The Agency will provide funding for a major reconstruction effort to improve the ECPAC facility including: HVAC, carpet, seating, lighting, rigging, roofing, and ADA improvements.</p> <p>Completion of this project will help to eliminate factors that cause both physical and economic blight by creating a first class performing arts center for downtown El Cajon that will generate new jobs for surrounding businesses, reduce high vacancy rates, and activate the community through visitor and shopping activity.</p> <p><i>Project Completion 2011</i></p>	<p>\$4,300,000</p>	 WORK  HELP  PRESERVE