



Meeting Date: 4/08/08

ACTION	TYPE OF ITEM
<input type="checkbox"/> Approved Recommendation	<input type="checkbox"/> Info/Consent
<input type="checkbox"/> Ord. No(s). _____	<input type="checkbox"/> Report
<input type="checkbox"/> Res. No(s). _____	<input checked="" type="checkbox"/> Public Hearing (Info/consent)
<input type="checkbox"/> Other _____	<input type="checkbox"/> Other _____

Prepared By: Kymberly R. Horner *KH* Agenda Item No. K-2  
 Reviewed By: City Manager *[Signature]* City Attorney Alan Holmberg Finance SW Other N/A

DATE: March 27, 2008

TO: Community Development Commission

FROM: Curtis P. Cannon, Community Development Director *[Signature]*  
Community Development

**SUBJECT: Extending the Plan Effectiveness Deadlines and the Tax Increment Receipt Deadlines for the Redevelopment Plans for the Merged Downtown Renewal (R-108) and Central City Revitalization Project Area ("CCRP"), Southwinds Project Area, and the Ormond Beach Project Area, Pursuant to Health and Safety Code Subsections 33333.6(c)(2) and (3) Educational Revenue Augmentation Fund ("ERAF") Payments.**

**RECOMMENDATION**

That City Council:

- (1) Approve the first reading by title only and subsequent adoption of an ordinance to amend the Redevelopment Plan for the Merged Downtown Renewal (R-108) and CCRP Project Areas to extend certain time limits in accordance with Health and Safety Code Subsections 33333.6 (c)(2) and (3).
- (2) Approve the first reading by title only and subsequent adoption of an ordinance to amend the Redevelopment Plan for the Southwinds Project Area to extend certain time limits in accordance with Health and Safety Code Subsections 33333.6 (c)(2) and (3).
- (3) Approve the first reading by title only and subsequent adoption of an ordinance to amend the Redevelopment Plan for the Ormond Beach Project Area to extend certain time limits in accordance with Health and Safety Code Subsections 33333.6 (c)(2) and (3).

**DISCUSSION**

Health and Safety Code Subsections 33333.6(c)(2)(D), 33333.6(c)(3) and 33681.12 provide that when an agency is required to make a payment to the county auditor for deposit in the county's ERAF, the legislative body of the agency may amend, by ordinance, the redevelopment plan to extend the time limits by one (1) year; for each year in which a payment is made.

As a result of the Community Development Commission ("Commission") being required to make ERAF payments for fiscal years 2004-05 and 2005-06, these time limit extensions may be made, without undertaking a full project area amendment process.

If approved, the Ordinances would amend the Redevelopment Plans by extending the time limits for plan effectiveness and repayment of indebtedness by two (2) years with respect to the Downtown Renewal (R-108), CCRP, and Ormond Beach Project Areas. One (1) year would be added to the time limits for the CCRP Annex and Southwinds Project Areas. The existing time limits and the new time limits that would be extended under the proposed Ordinances are outlined in the table below:

**Current and Proposed Project Area Time Limits**

<u>Project Area</u>	<u>Plan Adoption Date</u>	<u>Current Plan Expiration</u>	<u>Proposed Extended Plan Expiration</u>	<u>Current Last Date to Receive Tax Increment and Repay Indebtedness</u>	<u>Proposed Extended Last Date to Receive Tax Increment and Repay Indebtedness</u>
Downtown Renewal	May 14, 1968	January 1, 2010	January 1, 2012	January 1, 2020	January 1, 2022
CCRP	July 6, 1976	July 6, 2017	July 6, 2019	July 6, 2027	July 6, 2029
CCRP Annex	May 7, 1985	May 7, 2026	May 7, 2027	May 7, 2036	May 7, 2037
Southwinds Project Area	June 18, 1985	June 18, 2026	June 18, 2027	June 18, 2036	June 18, 2037
Ormond Beach Project Area	November 22, 1983	November 22, 2024	November 22, 2026	November 22, 2034	November 22, 2036

**FINANCIAL IMPACT**

The proposed amendments will allow the Commission to repay indebtedness for the additional years indicated above. Based upon projections of tax increment revenue using 2% annual growth from FY 2007-08 through the existing and proposed extended time limits, the Commission could be expected to receive the amounts of tax increment revenue indicated below. The proposed amendments to the time limits are expected to result in allocation to the Commission of approximately \$28.39 million in additional tax increment revenue. Of this sum, 20 percent or \$5.68 million would be dedicated toward increasing, improving and preserving the community's supply of affordable housing. A portion of this additional revenue would also be paid to taxing entities pursuant to existing tax sharing agreements.

The remaining additional tax increment would be available to undertake redevelopment programs, projects and public improvement projects. Cost associated with amending the redevelopment plan is payable with tax increment revenues and will have no impact on the general fund.

**Anticipated and Proposed Tax Increment Revenue**

	Current Time Limits	Extended Time Limits	Potential Added Revenue
<b>Redevelopment Project Areas</b>			
Merged Downtown & CCRP	\$141.94 million	\$ 156.72 million	\$ 14.77 million
Southwinds	\$ 74.12 million	\$ 77.71 million	\$ 3.57 million
Ormond Beach	\$ 99.63 million	\$ 109.68 million	\$ 10.05 million
<b>Grand Total</b>	\$315.69 million	\$ 344.11 million	\$ 28.39 million

KRH

- Attachment # 1 Ordinance for Merged Downtown and CCRP Project
- # 2 Ordinance for Southwinds Redevelopment Project
- # 3 Ordinance for Ormond Beach Redevelopment Project

ORDINANCE NO. \_\_\_\_\_

AN UNCODIFIED ORDINANCE OF THE CITY COUNCIL OF  
THE CITY OF OXNARD, CALIFORNIA, EXTENDING THE  
PLAN EFFECTIVENESS DEADLINE AND REPAYMENT OF  
INDEBTEDNESS DEADLINE/TAX INCREMENT RECEIPT  
DEADLINE FOR THE MERGED DOWNTOWN RENEWAL (R-  
108) AND CENTRAL CITY REVITALIZATION PROJECT AREA

WHEREAS, pursuant to Ordinance No. 1142 adopted on May 14, 1968, the City Council of the City of Oxnard ("City Council") adopted a redevelopment plan ("Downtown Renewal Redevelopment Plan") for the Downtown Renewal Project (R-108) ("Downtown Renewal Project Area"); and

WHEREAS, the Downtown Renewal Redevelopment Plan was amended by the City Council pursuant to Ordinance No. 2075 (adopted on May 6, 1986), Ordinance No. 2344 (adopted on November 8, 1994), and Ordinance No. 2478 (adopted on January 12, 1999) imposing various operative dates and financial limits in compliance with the Community Redevelopment Law (Health and Safety Code sections 33000 *et seq.*); and

WHEREAS, pursuant to Ordinance No. 1621 adopted on July 6, 1976, the City Council adopted a redevelopment plan ("CCRP Redevelopment Plan") for the Central City Revitalization Project Area ("CCRP"); and

WHEREAS, the CCRP Redevelopment Plan was amended by the City Council pursuant to Ordinance No. 1744 (adopted on February 6, 1979, adding authority for the acquisition of real property, providing relocation assistance and authorizing a Project Area Committee), Ordinance No. 2038 (adopted on May 7, 1985, adding 138 acres of new territory (hereinafter referred to as "CCRP Annex") to the original project area), Ordinance No. 2075 (adopted on May 6, 1986), Ordinance No. 2343 (adopted on November 8, 1994), and Ordinance No. 2477 (adopted on January 12, 1999), all of which imposed various operative dates and financial limits in compliance with Community Redevelopment Law, and Ordinance No. 2524 (adopted on July 18, 2000, relating to the CCRP Annex, adding authority for tax increment financing and use of eminent domain and establishing initial statutory limits); and

WHEREAS, the City Council adopted Ordinance No. 2526 on July 18, 2000, approving and adopting the Amended and Restated Redevelopment Plan for the Merged Downtown Renewal (R-108) and Central City Revitalization Project Area (the redevelopment plans for the Downtown Renewal Project Area and CCRP, including the CCRP Annex, and all amendments thereto including the Amended and Restated Redevelopment Plan for the Merged Downtown Renewal (R-108) and Central City Revitalization Project Area are hereinafter collectively referenced as the "Redevelopment Plan"); and

WHEREAS, pursuant to provisions of the Community Redevelopment Law, the Oxnard Community Development Commission (“CDC”) is engaged in activities necessary to execute and implement the Redevelopment Plan; and

WHEREAS, the Redevelopment Plan currently provides, among other things, that the Redevelopment Plan’s effectiveness expires on: January 1, 2010, with respect to the Downtown Renewal Project Area; July 6, 2017, with respect to the CCRP; and May 7, 2026, with respect to the CCRP Annex ( collectively the “Effectiveness Deadline”), and that the CDC’s authority to repay indebtedness with the proceeds of property taxes received pursuant to Health and Safety Code section 33670 expires on January 1, 2020, with respect to the Downtown Renewal Project Area; July 6, 2027, with respect to the CCRP; and May 7, 2036, with respect to the CCRP Annex (collectively the “T/I Deadline”); and

WHEREAS, Health and Safety Code subsections 33333.6(c)(2)(D) and 33333.6(c)(3) provide that when an agency is required pursuant to Health and Safety Code section 33681.12 to make a payment to the county auditor for deposit in the county’s Educational Revenue Augmentation Fund, the legislative body of the agency may amend, by ordinance, the redevelopment plan to extend the time limits required pursuant to subdivisions (a) and (b) of Health and Safety Code section 33333.6 by one (1) year for each year in which a payment is made. In adopting the ordinance, neither the legislative body nor the agency is required to comply with Health and Safety Code section 33354.6, Article 12 (commencing with Health and Safety Code section 33450), or any other provision of the Community Redevelopment Law relating to the amendment of redevelopment plans; and

WHEREAS, Health and Safety Code section 33333.6 applies only to redevelopment plans adopted on or before December 31, 1993; and

WHEREAS, the Downtown Renewal Project Area, CCRP, and CCRP Annex were all adopted on or before December 31, 1993; and

WHEREAS, because the time limit for effectiveness for the Redevelopment Plan with respect to the Downtown Renewal Project Area and CCRP are more than ten (10) years, but less than twenty (20) years, from June 30, 2005 and June 30, 2006, and the time limit for effectiveness for the Redevelopment Plan with respect to the CCRP Annex is more than ten (10) years, but less than twenty (20) years from June 30, 2006, pursuant to Health and Safety Code subsection 33333.6(c)(2)(D), the Redevelopment Plan may be amended with respect to the time limit for effectiveness and the time limit for payment of indebtedness and receipt of property taxes; and

WHEREAS, pursuant to Health and Safety Code section 33681.12, the CDC was required to and did make certain payments to the Ventura County Auditor/Controller-Recorder for deposit into the County’s Educational Revenue Augmentation Fund (“ERAF Payments”) for fiscal year 2004-2005 and fiscal year 2005-2006; and

WHEREAS, because the CDC was required to and did make the ERAF Payments, pursuant to subsection 33333.6(c)(2)(D), the aforementioned Effectiveness Deadline and T/I Deadline may be extended for one (1) year for each year a payment was made; and

WHEREAS, funds used to make payments to Ventura County's Educational Revenue Augmentation Fund pursuant to Health and Safety Code section 33681.12 would otherwise have been used by the CDC to pay the costs of projects and activities necessary to carry out the goals and objectives of the Redevelopment Plan; and

WHEREAS, the CDC and City Council desire to take advantage of the above mentioned provisions of the Health and Safety Code and adopt an ordinance to extend the time limit on the effectiveness of the Redevelopment Plan and extend the time limit for paying indebtedness and receiving property taxes for two (2) years each for the Downtown Renewal Project Area and CCRP and for one (1) year each for the CCRP Annex; and

WHEREAS, all legal prerequisites to the adoption of this ordinance have occurred.

NOW, THEREFORE, the City Council ordains as follows:

Section 1. The City Council hereby finds and determines that all of the foregoing recitals are true and correct.

Section 2. The City Council hereby finds and determines, with respect to the Downtown Renewal Project Area and CCRP, for fiscal year 2004-2005, all of the following:

- a. During fiscal year 2004-2005, the CDC, prior to May 10, 2005, remitted an amount for deposit in the County's Educational Revenue Augmentation Fund pursuant to Health and Safety Code section 33681.12;
- b. Funds used to make the payment to the County's Educational Revenue Augmentation Fund pursuant to Health and Safety Code section 33681.12 would otherwise have been used to pay the costs of projects and activities necessary to carry out the goals and objectives of the Redevelopment Plan;
- c. The CDC is in compliance with the requirements of Health and Safety Code sections 33334.2 or 33334.6, as applicable;
- d. The CDC has adopted an implementation plan in accordance with the requirements of Health and Safety Code Section 33490;
- e. The CDC is in compliance with subdivisions (a) and (b) of Health and Safety Code section 33413, to the extent applicable; and

- f. The CDC is not subject to sanctions pursuant to subdivision (e) of Health and Safety Code section 33334.12 for failure to expend, encumber, or disburse excess surplus.

Section 3. The City Council hereby finds and determines, with respect to the Downtown Renewal Project Area, CCRP, and CCRP Annex, for fiscal year 2005-2006, all of the following:

- a. During fiscal year 2005-2006, the CDC, prior to May 10, 2006, remitted an amount for deposit in the County's Educational Revenue Augmentation Fund pursuant to Health and Safety Code section 33681.12;
- b. Funds used to make the payment to the County's Educational Revenue Augmentation Fund pursuant to Health and Safety Code section 33681.12 would otherwise have been used to pay the costs of projects and activities necessary to carry out the goals and objectives of the Redevelopment Plan;
- c. The CDC is in compliance with the requirements of Health and Safety Code section 33334.2 or 33334.6, as applicable;
- d. The CDC has adopted an implementation plan in accordance with the requirements of Health and Safety Code section 33490;
- e. The CDC is in compliance with subdivisions (a) and (b) of Health and Safety Code section 33413, to the extent applicable; and
- f. The CDC is not subject to sanctions pursuant to subdivision (e) of Health and Safety Code section 33334.12 for failure to expend, encumber, or disburse an excess surplus.

Section 4. Amendment of Time Limits. Based upon the above findings and in accordance with Health and Safety Code subsections 33333.6(c)(2)(D) and 33333.6(c)(3), and notwithstanding any other provisions in the Redevelopment Plan, the City Council hereby amends the Redevelopment Plan by extending the time limits for plan effectiveness and payment of indebtedness and receipt of property taxes by: two (2) additional years each with respect to the Downtown Renewal Project Area and CCRP; and one (1) additional year each with respect to the CCRP Annex, as stated herein by adoption of this ordinance, and thereby establishes the following limitations:

A. Downtown Renewal (R-108) Project Area

- (1) Plan Effectiveness. The effectiveness of the Redevelopment Plan as to the Downtown Renewal Project Area is extended to expire on January 1, 2012.
- (2) Repayment of Indebtedness; Receipt of Property Taxes. Except as provided in subdivisions (f) and (g) of Health and Safety Code section 33333.6, no

indebtedness shall be repaid from the division and allocation of property taxes and no allocation of property taxes shall be made to the CDC from the Downtown Renewal Project Area beyond January 1, 2022.

B. CCRP

- (1) Plan Effectiveness. The effectiveness of the Redevelopment Plan as to the CCRP is extended to expire on July 6, 2019.
- (2) Repayment of Indebtedness; Receipt of Property Taxes. Except as provided in subdivisions (f) and (g) of Health and Safety Code section 33333.6, no indebtedness shall be repaid from the division and allocation of property taxes and no allocation of property taxes shall be made to the CDC from the CCRP beyond July 6, 2029.

C. CCRP Annex

- 1) Plan Effectiveness. The effectiveness of the Redevelopment Plan as to the CCRP Annex is extended to expire on May 7, 2027.
- (2) Repayment of Indebtedness; Receipt of Property Taxes. Except as provided in subdivisions (f) and (g) of Health and Safety Code section 33333.6, no indebtedness shall be repaid from the division and allocation of property taxes and no allocation of property taxes shall be made to the CDC from the CCRP Annex beyond May 7, 2037.

Section 5. The City Council finds and determines that the amendment to the Redevelopment Plan as provided in this ordinance is in compliance with Health and Safety Code section 33333.6(c)(2)(D).

Section 6. The Redevelopment Plan, as amended, shall remain in full force and effect, unmodified except to the extent of the amendment expressly set forth in this ordinance.

Section 7. If any section, subsection, subdivision, paragraph, sentence, clause or phrase in this ordinance or any part thereof is for any reason held to be unconstitutional or invalid or ineffective by any court of competent jurisdiction, such decision shall not affect the validity or effectiveness of the remaining portions of this ordinance or any part thereof. The City Council hereby declares that it would have passed each section, subsection, subdivision, paragraph, sentence, clause or phrase thereof irrespective of the fact that any one (1) or more subsections, subdivisions, paragraphs, sentences, clauses or phrases be declared unconstitutional, or invalid, or ineffective.

Section 8. The City Council hereby authorizes and directs the City Manager and CDC Executive Director to undertake such actions and execute such document as may be reasonably necessary or convenient to the carrying out and administration of the actions authorized by this ordinance.

Section 9. Within fifteen (15) days after passage, the City Clerk shall cause this ordinance to be published one time in a newspaper of general circulation within the City. Ordinance No. \_\_\_\_\_ was first read on April 8, 2008, and finally adopted on April 15, 2008 to become effective thirty (30) days thereafter.

PASSED, APPROVED and ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_, 2008.

AYES:  
NOES:  
ABSENT:

THE CITY OF OXNARD

\_\_\_\_\_  
Dr. Thomas E. Holden, Mayor

ATTEST:

\_\_\_\_\_  
Daniel Martinez, City Clerk

APPROVED AS TO FORM:

Gary Gillig 04-01-08  
Gary L. Gillig, City Attorney

ORDINANCE NO. \_\_\_\_\_

AN UNCODIFIED ORDINANCE OF THE CITY COUNCIL OF  
THE CITY OF OXNARD, CALIFORNIA, EXTENDING THE  
PLAN EFFECTIVENESS DEADLINE AND REPAYMENT OF  
INDEBTEDNESS DEADLINE/TAX INCREMENT RECEIPT  
DEADLINE FOR THE SOUTHWINDS PROJECT AREA

WHEREAS, pursuant to Ordinance No. 2040 adopted on June 18, 1985, the City Council of the City of Oxnard ("City Council") adopted a redevelopment plan ("Original Redevelopment Plan") for the Southwinds Project Area ("Project Area"); and

WHEREAS, the Original Redevelopment Plan was amended by the City Council pursuant to Ordinance No. 2345 (adopted on November 8, 1994) and Ordinance No. 2479 (adopted on January 12, 1999) imposing various operative dates and financial limits in compliance with the Community Redevelopment Law (Health and Safety Code sections 33000 *et seq.*); and

WHEREAS, the City Council further amended the Original Redevelopment Plan by adopting Ordinance No. 2528 on July 18, 2000, approving and adopting the Amended and Restated Redevelopment Plan for the Project Area (the Original Redevelopment Plan and all amendments thereto including the Amended and Restated Redevelopment Plan for the Project Area are hereinafter collectively referenced as the "Redevelopment Plan"); and

WHEREAS, pursuant to provisions of the Community Redevelopment Law, the Oxnard Community Development Commission ("CDC") is engaged in activities necessary to execute and implement the Redevelopment Plan; and

WHEREAS, the Redevelopment Plan currently provides, among other things, that the Redevelopment Plan's effectiveness expires on June 18, 2026, (the "Effectiveness Deadline"), and that the CDC's authority to repay indebtedness with the proceeds of property taxes received pursuant to Health and Safety Code section 33670 expires on June 18, 2036, (the "T/I Deadline"); and

WHEREAS, Health and Safety Code subsections 33333.6(c)(2)(D) and 33333.6(c)(3) provide that when an agency is required pursuant to Health and Safety Code section 33681.12 to make a payment to the county auditor for deposit in the county's Educational Revenue Augmentation Fund, the legislative body of the agency may amend, by ordinance, the redevelopment plan to extend the time limits required pursuant to subdivisions (a) and (b) of Health and Safety Code section 33333.6 by one (1) year for each year in which a payment is made. In adopting the ordinance, neither the legislative body nor the agency is required to comply with Health and Safety Code section 33354.6, Article 12 (commencing with Health and Safety Code section 33450), or any other provision of the Community Redevelopment Law relating to the amendment of redevelopment plans; and

WHEREAS, Health and Safety Code section 33333.6 applies only to redevelopment plans adopted on or before December 31, 1993; and

WHEREAS, the Redevelopment Plan was adopted on or before December 31, 1993; and

WHEREAS, because the time limit for effectiveness for the Redevelopment Plan is more than ten (10) years, but less than twenty (20) years, from June 30, 2006, pursuant to Health and Safety Code subsection 33333.6(c)(2)(D), the Redevelopment Plan may be amended with respect to the time limit for effectiveness and the time limit for payment of indebtedness and receipt of property taxes; and

WHEREAS, pursuant to Health and Safety Code section 33681.12, the CDC was required to and did make certain payments to the Ventura County Auditor/Controller-Recorder for deposit into the County's Educational Revenue Augmentation Fund ("ERAF Payment") for fiscal year 2005-2006; and

WHEREAS, because the CDC was required to and did make the ERAF Payment, pursuant to subsection 33333.6(c)(2)(D), the aforementioned Effectiveness Deadline and T/I Deadline may be extended for one (1) year for each year a payment was made; and

WHEREAS, funds used to make payments to Ventura County's Educational Revenue Augmentation Fund pursuant to Health and Safety Code section 33681.12 would otherwise have been used by the CDC to pay the costs of projects and activities necessary to carry out the goals and objectives of the Redevelopment Plan; and

WHEREAS, the CDC and City Council desire to take advantage of the above mentioned provisions of the Health and Safety Code and adopt an ordinance to extend the time limit on the effectiveness of the Redevelopment Plan and extend the time limit for paying indebtedness and receiving property taxes for the Project Area for one (1) year each; and

WHEREAS, all legal prerequisites to the adoption of this ordinance have occurred.

NOW, THEREFORE, the City Council ordains as follows:

Section 1. The City Council hereby finds and determines that all of the foregoing recitals are true and correct.

Section 2. The City Council hereby finds and determines, with respect to the Project Area, for fiscal year 2005-2006, all of the following:

- a. During fiscal year 2005-2006, the CDC, prior to May 10, 2006, remitted an amount for deposit in the County's Educational Revenue Augmentation Fund pursuant to Health and Safety Code section 33681.12;

- b. Funds used to make the payment to the County's Educational Revenue Augmentation Fund pursuant to Health and Safety Code section 33681.12 would otherwise have been used to pay the costs of projects and activities necessary to carry out the goals and objectives of the Redevelopment Plan;
- c. The CDC is in compliance with the requirements of Health and Safety Code sections 33334.2 or 33334.6, as applicable;
- d. The CDC has adopted an implementation plan in accordance with the requirements of Health and Safety Code section 33490;
- e. The CDC is in compliance with subdivisions (a) and (b) of Health and Safety Code section 33413, to the extent applicable; and
- f. The CDC is not subject to sanctions pursuant to subdivision (e) of Health and Safety Code section 33334.12 for failure to expend, encumber, or disburse an excess surplus.

Section 3. Amendment of Time Limits. Based upon the above findings and in accordance with Health and Safety Code subsections 33333.6(c)(2)(D) and 33333.6(c)(3), and notwithstanding any other provisions in the Redevelopment Plan, the City Council hereby amends the Redevelopment Plan by extending the time limits for plan effectiveness and payment of indebtedness and receipt of property taxes by one (1) additional year each for the Project Area, as stated herein by adoption of this ordinance, and thereby establishes the following limitations:

- (1) Plan Effectiveness. The effectiveness of the Redevelopment Plan is extended to expire on June 18, 2027.
- (2) Repayment of Indebtedness; Receipt of Property Taxes. Except as provided in subdivisions (f) and (g) of Health and Safety Code section 33333.6, no indebtedness shall be repaid from the division and allocation of property taxes and no allocation of property taxes shall be made to the CDC from the Project Area beyond June 18, 2037.

Section 4. The City Council finds and determines that the amendment to the Redevelopment Plan as provided in this ordinance is in compliance with Health and Safety Code subsection 33333.6(c)(2)(D).

Section 5. The Redevelopment Plan, as amended, shall remain in full force and effect, unmodified except to the extent of the amendment expressly set forth in this ordinance.

Section 6. If any section, subsection, subdivision, paragraph, sentence, clause or phrase in this ordinance or any part thereof is for any reason held to be unconstitutional or invalid or ineffective by any court of competent jurisdiction, such decision shall not affect the validity or effectiveness of the remaining portions of this ordinance or any part thereof. The City Council

hereby declares that it would have passed each section, subsection, subdivision, paragraph, sentence, clause or phrase thereof irrespective of the fact that any one (1) or more subsections, subdivisions, paragraphs, sentences, clauses or phrases be declared unconstitutional, or invalid, or ineffective.

Section 7. The City Council hereby authorizes and directs the City Manager and CDC Executive Director to undertake such actions and execute such document as may be reasonably necessary or convenient to the carrying out and administration of the actions authorized by this ordinance.

Section 8. Within fifteen (15) days after passage, the City Clerk shall cause this ordinance to be published one time in a newspaper of general circulation within the City. Ordinance No. \_\_\_\_\_ was first read on April 8, 2008, and finally adopted on April 15, 2008 to become effective thirty (30) days thereafter.

PASSED, APPROVED and ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_, 2008.

AYES:  
NOES:  
ABSENT:

THE CITY OF OXNARD

\_\_\_\_\_  
Dr. Thomas E. Holden, Mayor

ATTEST:

\_\_\_\_\_  
Daniel Martinez, City Clerk

APPROVED AS TO FORM:

Gary L. Gillig 04-01-08  
Gary L. Gillig, City Attorney

ORDINANCE NO. \_\_\_\_\_

AN UNCODIFIED ORDINANCE OF THE CITY COUNCIL OF  
THE CITY OF OXNARD, CALIFORNIA, EXTENDING THE  
PLAN EFFECTIVENESS DEADLINE AND REPAYMENT OF  
INDEBTEDNESS DEADLINE/TAX INCREMENT RECEIPT  
DEADLINE FOR THE ORMOND BEACH PROJECT AREA

WHEREAS, pursuant to Ordinance No. 1990 adopted on November 22, 1983, the City Council of the City of Oxnard ("City Council") adopted a redevelopment plan ("Original Redevelopment Plan") for the Ormond Beach Project Area ("Project Area"); and

WHEREAS, the Original Redevelopment Plan was amended by the City Council pursuant to Ordinance No. 2346 (adopted on November 8, 1994) and Ordinance No. 2480 (adopted on January 12, 1999) imposing various operative dates and financial limits in compliance with the Community Redevelopment Law (Health and Safety Code sections 33000 *et seq.*); and

WHEREAS, the City Council further amended the Original Redevelopment Plan by adopting Ordinance No. 2527 on July 18, 2000, approving and adopting the Amended and Restated Redevelopment Plan for Ormond Beach Project Area (the Original Redevelopment Plan and all amendments thereto including the Amended and Restated Redevelopment Plan for Ormond Beach Project Area are hereinafter collectively referenced as the "Redevelopment Plan"); and

WHEREAS, pursuant to provisions of the Community Redevelopment Law, the Oxnard Community Development Commission ("CDC") is engaged in activities necessary to execute and implement the Redevelopment Plan; and

WHEREAS, the Redevelopment Plan currently provides, among other things, that the Redevelopment Plan's effectiveness expires on November 22, 2024, (the "Effectiveness Deadline"), and that the CDC's authority to repay indebtedness with the proceeds of property taxes received pursuant to Health and Safety Code section 33670 expires on November 22, 2034, (the "T/I Deadline"); and

WHEREAS, Health and Safety Code subsections 33333.6(c)(2)(D) and 33333.6(c)(3) provide that when an agency is required pursuant to Health and Safety Code section 33681.12 to make a payment to the county auditor for deposit in the county's Educational Revenue Augmentation Fund, the legislative body of the agency may amend, by ordinance, the redevelopment plan to extend the time limits required pursuant to subdivisions (a) and (b) of Health and Safety Code section 33333.6 by one (1) year for each year in which a payment is made. In adopting the ordinance, neither the legislative body nor the agency is required to comply with Health and Safety Code section 33354.6, Article 12 (commencing with Health and Safety Code section 33450), or any other

provision of the Community Redevelopment Law relating to the amendment of redevelopment plans; and

WHEREAS, Health and Safety Code section 33333.6 applies only to redevelopment plans adopted on or before December 31, 1993; and

WHEREAS, the Redevelopment Plan was adopted on or before December 31, 1993; and

WHEREAS, because the time limit for effectiveness for the Redevelopment Plan is more than ten (10) years, but less than twenty (20) years, from June 30, 2005 and June 30, 2006, pursuant to Health and Safety Code section 33333.6(c)(2)(D), the Redevelopment Plan may be amended with respect to the time limit for effectiveness and the time limit for payment of indebtedness and receipt of property taxes; and

WHEREAS, pursuant to Health and Safety Code section 33681.12, the CDC was required to and did make certain payments to the Ventura County Auditor/Controller-Recorder for deposit into the County's Educational Revenue Augmentation Fund ("ERAF Payments") for fiscal year 2004-2005 and fiscal year 2005-2006; and

WHEREAS, because the CDC was required to and did make the ERAF Payments, pursuant to subsection 33333.6(c)(2)(D), the aforementioned Effectiveness Deadline and T/I Deadline may be extended for one (1) year for each year a payment was made; and

WHEREAS, funds used to make payments to Ventura County's Educational Revenue Augmentation Fund pursuant to Health and Safety Code section 33681.12 would otherwise have been used by the CDC to pay the costs of projects and activities necessary to carry out the goals and objectives of the Redevelopment Plan; and

WHEREAS, the CDC and City Council desire to take advantage of the above mentioned provisions of the Health and Safety Code and adopt an ordinance to extend the time limit on the effectiveness of the Redevelopment Plan and extend the time limit for paying indebtedness and receiving property taxes for the Project Area for two (2) years each; and

WHEREAS, all legal prerequisites to the adoption of this ordinance have occurred.

NOW, THEREFORE, the City Council ordains as follows:

Section 1. The City Council hereby finds and determines that all of the foregoing recitals are true and correct.

Section 2. The City Council hereby finds and determines, with respect to the Project Area, for fiscal year 2004-2005, all of the following:

- a. During fiscal year 2004-2005, the CDC, prior to May 10, 2005, remitted an amount for deposit in the County's Educational Revenue Augmentation Fund pursuant to Health and Safety Code section 33681.12;
- b. Funds used to make the payment to the County's Educational Revenue Augmentation Fund pursuant to Health and Safety Code section 33681.12 would otherwise have been used to pay the costs of projects and activities necessary to carry out the goals and objectives of the Redevelopment Plan;
- c. The CDC is in compliance with the requirements of Health and Safety Code sections 33334.2 or 33334.6, as applicable;
- d. The CDC has adopted an implementation plan in accordance with the requirements of Health and Safety Code section 33490;
- e. The CDC is in compliance with subdivisions (a) and (b) of Health and Safety Code section 33413, to the extent applicable; and
- f. The CDC is not subject to sanctions pursuant to subdivision (e) of Health and Safety Code section 33334.12 for failure to expend, encumber, or disburse excess surplus.

Section 3. The City Council hereby finds and determines, with respect to the Project Area, for fiscal year 2005-2006, all of the following:

- a. During fiscal year 2005-2006, the CDC, prior to May 10, 2006, remitted an amount for deposit in the County's Educational Revenue Augmentation Fund pursuant to Health and Safety Code section 33681.12;
- b. Funds used to make the payment to the County's Educational Revenue Augmentation Fund pursuant to Health and Safety Code section 33681.12 would otherwise have been used to pay the costs of projects and activities necessary to carry out the goals and objectives of the Redevelopment Plan;

- c. The CDC is in compliance with the requirements of Health and Safety Code sections 33334.2 or 33334.6, as applicable;
- d. The CDC has adopted an implementation plan in accordance with the requirements of Health and Safety Code section 33490;
- e. The CDC is in compliance with subdivisions (a) and (b) of Health and Safety Code section 33413, to the extent applicable; and
- f. The CDC is not subject to sanctions pursuant to subdivision (e) of Health and Safety Code section 33334.12 for failure to expend, encumber, or disburse an excess surplus.

Section 4. Amendment of Time Limits. Based upon the above findings and in accordance with Health and Safety Code subsections 33333.6(c)(2)(D) and 33333.6(c)(3), and notwithstanding any other provisions in the Redevelopment Plan, the City Council hereby amends the Redevelopment Plan by extending the time limits for plan effectiveness and payment of indebtedness and receipt of property taxes by two (2) additional years each for the Project Area, as stated herein by adoption of this ordinance, and thereby establishes the following limitations:

- (1) Plan Effectiveness. The effectiveness of the Redevelopment Plan is extended to expire on November 22, 2026.
- (2) Repayment of Indebtedness; Receipt of Property Taxes. Except as provided in subdivisions (f) and (g) of Health and Safety Code section 33333.6, no indebtedness shall be repaid from the division and allocation of property taxes and no allocation of property taxes shall be made to the CDC from the Project Area beyond November 22, 2036.

Section 5. The City Council finds and determines that the amendment to the Redevelopment Plan as provided in this ordinance is in compliance with Health and Safety Code subsection 33333.6(c)(2)(D).

Section 6. The Redevelopment Plan, as amended, shall remain in full force and effect, unmodified except to the extent of the amendment expressly set forth in this ordinance.

Section 7. If any section, subsection, subdivision, paragraph, sentence, clause or phrase in this ordinance or any part thereof is for any reason held to be unconstitutional or invalid or ineffective by any court of competent jurisdiction, such decision shall not affect the validity or

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effectiveness of the remaining portions of this ordinance or any part thereof. The City Council hereby declares that it would have passed each section, subsection, subdivision, paragraph, sentence, clause or phrase thereof irrespective of the fact that any one (1) or more subsections, subdivisions, paragraphs, sentences, clauses or phrases be declared unconstitutional, or invalid, or ineffective.

Section 8. The City Council hereby authorizes and directs the City Manager and CDC Executive Director to undertake such actions and execute such document as may be reasonably necessary or convenient to the carrying out and administration of the actions authorized by this ordinance.

Section 9. Within fifteen (15) days after passage, the City Clerk shall cause this ordinance to be published one time in a newspaper of general circulation within the City. Ordinance No. \_\_\_\_\_ was first read on April 8, 2008, and finally adopted on April 15, 2008 to become effective thirty (30) days thereafter.

PASSED, APPROVED and ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_, 2008.

AYES:  
NOES:  
ABSENT:

THE CITY OF OXNARD

\_\_\_\_\_  
Dr. Thomas E. Holden, Mayor

ATTEST:

\_\_\_\_\_  
Daniel Martinez, City Clerk

APPROVED AS TO FORM:

 04-01-08  
\_\_\_\_\_  
Gary L. Gillig, City Attorney