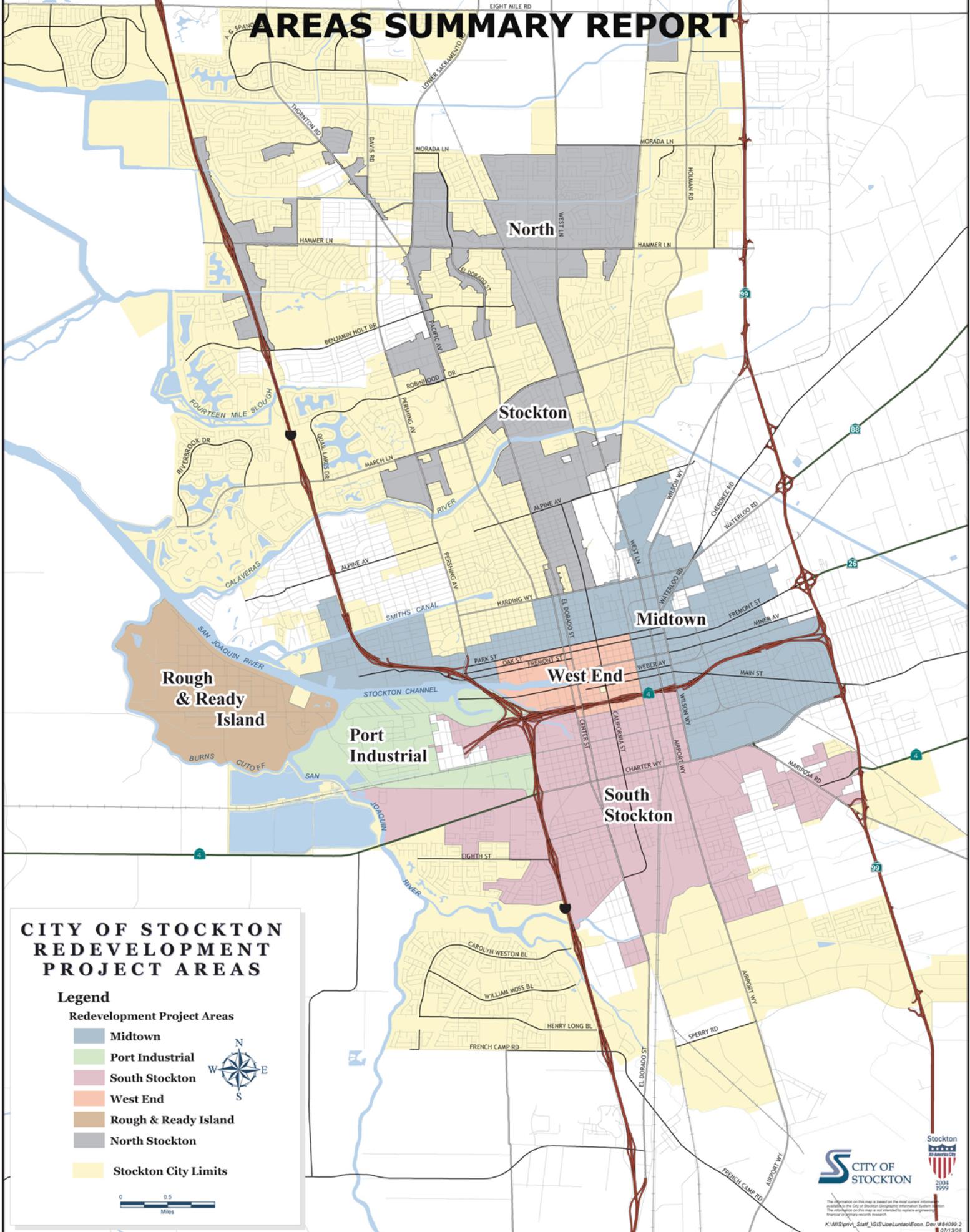


# STOCKTON REDEVELOPMENT PROJECT AREAS SUMMARY REPORT

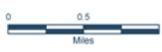


## CITY OF STOCKTON REDEVELOPMENT PROJECT AREAS

### Legend

#### Redevelopment Project Areas

- Midtown
- Port Industrial
- South Stockton
- West End
- Rough & Ready Island
- North Stockton
- Stockton City Limits



# STOCKTON REDEVELOPMENT PROJECT AREAS JUNE 2008

## *Background*

### *What is redevelopment?*

Redevelopment is a process created by State law to assist local governments in revitalizing neighborhoods and improving deteriorated areas.

Redevelopment facilitates public improvements and development, as well as enhances urban areas. It encourages community input and the development of public-private partnerships.

By leveraging redevelopment's revenues (known as "tax increment"), cities and counties are able to move along projects that help spark re-investment in local neighborhoods.

Redevelopment is a crucial piece in assisting the City of Stockton to:

- Attract new jobs and businesses;
- Create more affordable housing
- Stimulate private reinvestment;
- Reduce crime;
- Stimulate development of downtown
- Build and improve roads, utilities, and public facilities;
- Transform hazardous waste sites into productive uses;
- Preserve open space;

Currently, the City of Stockton has adopted six Redevelopment Project Areas:

- West End
- Midtown
- South Stockton
- North Stockton
- Port Industrial
- Rough & Ready Island

### *Facts:*

- Approx. 15,000 acres (40% of total City limits)
- 2006-2007 net property value = \$5.7 billion

\*Currently, the City is in the process of merging the West End, Port Industrial and Rough and Ready Island Project Areas into a new "Waterfront Project Area". Adoption of this merged area is anticipated for Spring 2009.

## ***Frequently Asked Questions (FAQ)***

### **Do I live in a Redevelopment Project Area?**

Refer to the attached map or contact the Redevelopment Department.

### **If I do live in a Redevelopment Project Area, what does this mean?**

This means that you have more property tax dollars staying in your neighborhood instead of going to the State. It means you are allowed to participate in a PAC if one is available for your project area. It also means you are potentially subject to Redevelopment law. Please contact the Redevelopment Department with more questions as to how Redevelopment Law can/may affect you.

### **What is the Redevelopment Agency and who is in charge of it?**

The Redevelopment Agency is the government body in charge of the Redevelopment Project Areas. The City Council acts as the Redevelopment Agency.

### **Does redevelopment increase my taxes?**

No. Redevelopment helps keep taxes invested in a Project Area which would otherwise be dispersed to outside government entities. The only time taxes will increase is if your property value increases and your property gets re-assessed.

### **What is Tax Increment Financing and how does it work?**

On the date that the City Council approves a Redevelopment Plan for a certain area, the property within the boundaries of that area has a certain total property tax value. This is the base. If this total property tax value increases over time, the increase value over the base is called "tax increment." Tax increment goes to the Redevelopment Agency to fund projects within the Redevelopment Plan area.

### **What is condemnation?**

Condemnation is the legal process for a redevelopment agency (or a city) to purchase *at fair market value* an individual's property for public use. This only occurs in circumstances where there is not an agreement to the offer made by the agency or city.

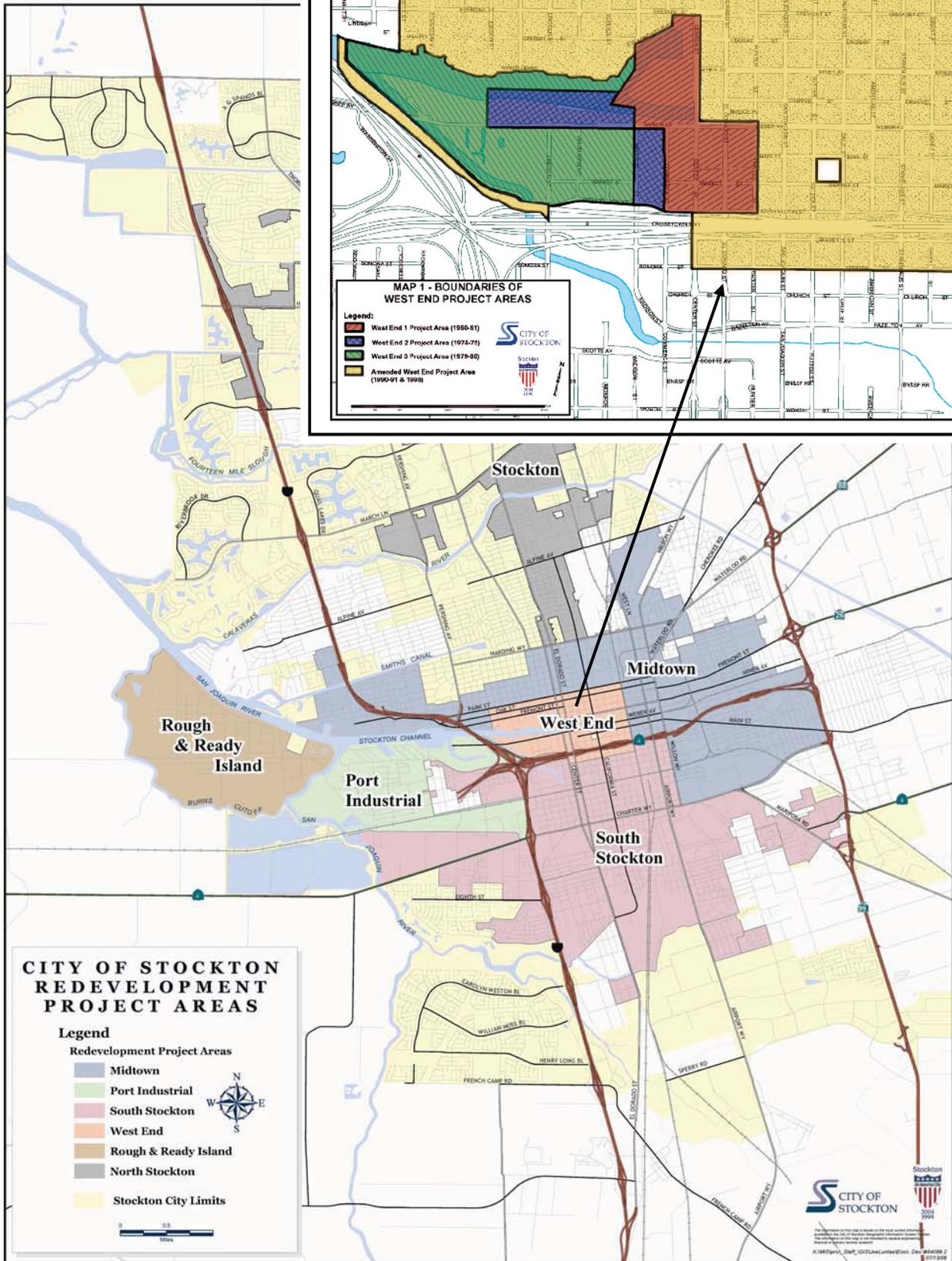
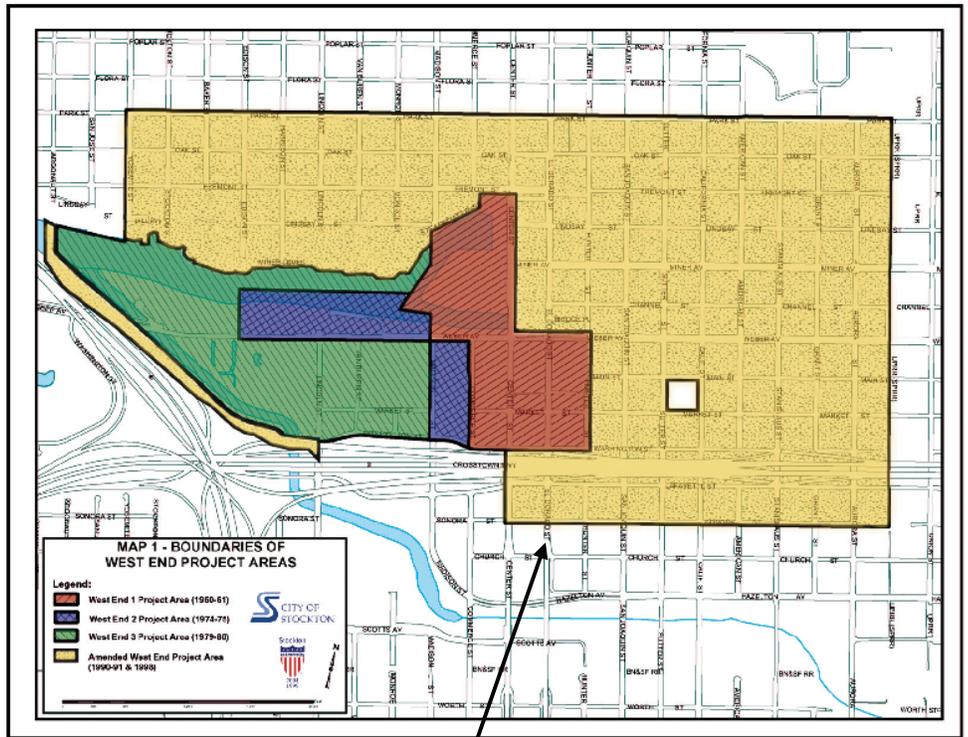
### **What is a PAC?**

A Project Area Committee (PAC) is a citizens group formed to help address any issues or concerns the public has regarding a project area. Please see attached pages to determine if you are eligible to participate in a PAC.

### **Who should I contact with questions about redevelopment?**

The Redevelopment Department at (209) 937-8539 or 425 N. El Dorado Street, Stockton, CA 95202 (City Hall – Third Floor).

# West End Project Area - Stockton



## West End

The West End Redevelopment Project Area is the original project area, first adopted in 1961. This 642-acre area is essentially the downtown core. Its size has gradually increased. In 1974, 1980, and 1991, territory was annexed into the Project Area; these revisions are reflected in the attached map by color. This area has been the focus of much recent redevelopment activity, such as: the Cineplex, the Bob Hope Theater, the Arena, and the new Sheraton at Regent Pointe.

### Previous Projects

- Cineplex
- Hotel Stockton
- Bob Hope Theater
- Dean DeCarli Square
- Arena
- Ball park
- Sheraton at Regent Pointe
- Paragary's Bar & Grill
- Morelli Park & Boat Launch

### Current/Future Projects

- Waterfront District Master Plan
- Marina and Promenade
- North Shore Promenade
- In-Shape City Fitness Center
- Holiday Inn Express

ADOPTION DATES		
Name	Date	Ordinance #
Original	Oct. 9, 1961	688 C.S.
1974	Sept. 3, 1974	2567 C.S.
1980	March 31, 1980	3308 C.S.
1991	July 15, 1991	039-91

### *Facts*

- Year expires:
  - Original (red): January 1, 2009
  - 1974 Area (blue): September 3, 2014
  - 1980 Area (green): March 31, 2020
  - 1991 Area (yellow): July 15, 2031
- Eminent Domain: Yes
  - Date Expires: July 15, 2015
- Project Area Committee: No.
- Assessed land value (06-07): \$ 396,346,572
- Pass through: San Joaquin County, SUSD, Delta College, County Office of Education, SJCo. Flood Control, SJCo. Flood Control Zone 9, SJCo. Mosquito Abatement, Stockton East Water District, Stockton Metro Transit, ERAF (Educational Revenue Augmentation Fund)



## Midtown

The Midtown area covers 3,492 acres. This area “wraps” around the downtown area to the north as well as the east. When the Midtown Project Area was approved, the existing “Eastland” Project Area was merged into it. Midtown is a mixture of residential, industrial and commercial uses.

### Previous Projects

- Magnolia Lighting Project

### Current/Future Projects

- Stribley Community Center
- Philomathean Club Rehabilitation Project
- Miracle Mile Property Based Improvement District
- Street repairs

ADOPTION DATES		
Name	Date	Ordinance #
Merged	07/02/02	034-02
Midtown	07/02/02	033-02
Eastland	07/16/90	042-90

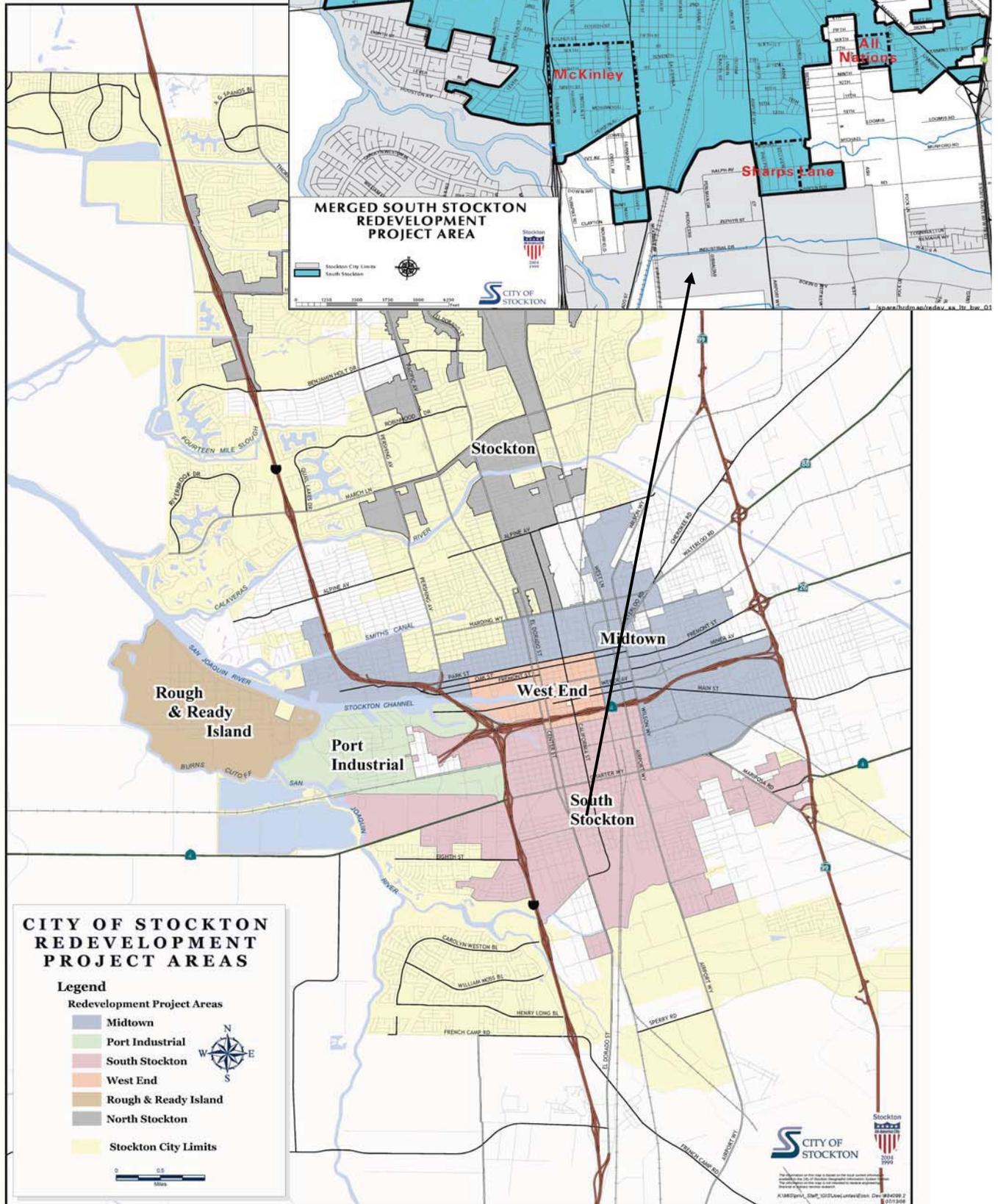
### *Facts*

- Date of adoption: July 2, 2002
- Year expires:
  - Eastland: July 16, 2030
  - Midtown: July 2, 2032
- Eminent Domain: Yes.
  - Date Expires: July 2, 2014
- Project Area Committee: Yes. Active.

### *Financial*

- Assessed land value (06-07): \$1,414,124,221
- Pass through: San Joaquin County, Delta College, SUSD, County Office of Education, SJCo. Flood Control, SJCo. Flood Control Zone 9, SJCo. Mosquito Abatement, Reclamation No. 1614, Stockton East Water District, Stockton Metro Transit, ERAF (Educational Revenue Augmentation Fund)  
(entities who receive portion of tax increment)

# South Stockton Project Area



## South Stockton

The South Stockton area covers 4,255 acres. This area is South of the Crosstown Freeway, mostly East of I-5. When adopted, three pre-existing Project Areas were included as part of the larger South Stockton area: All Nations, McKinley, and Sharps Lane. These three sub-areas are primarily residential.

### Previous Projects

- Van Buskirk Community Center
- Dorothy L. Jones Community & Health Center

### Current/Future Projects

- Street repairs
- Airport Way Street Improvements

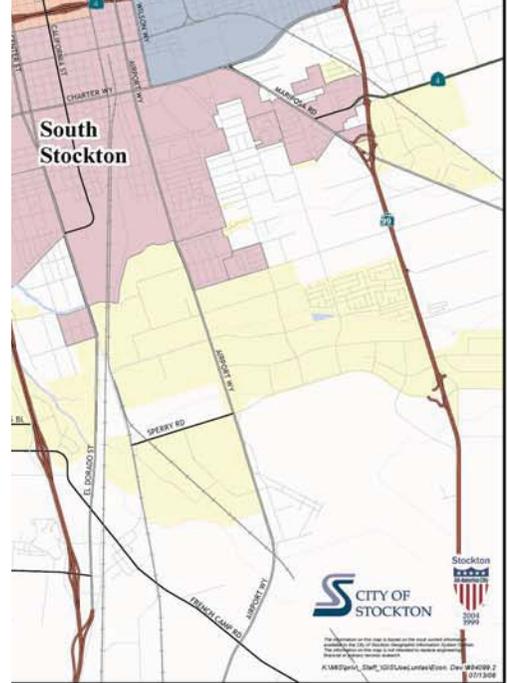
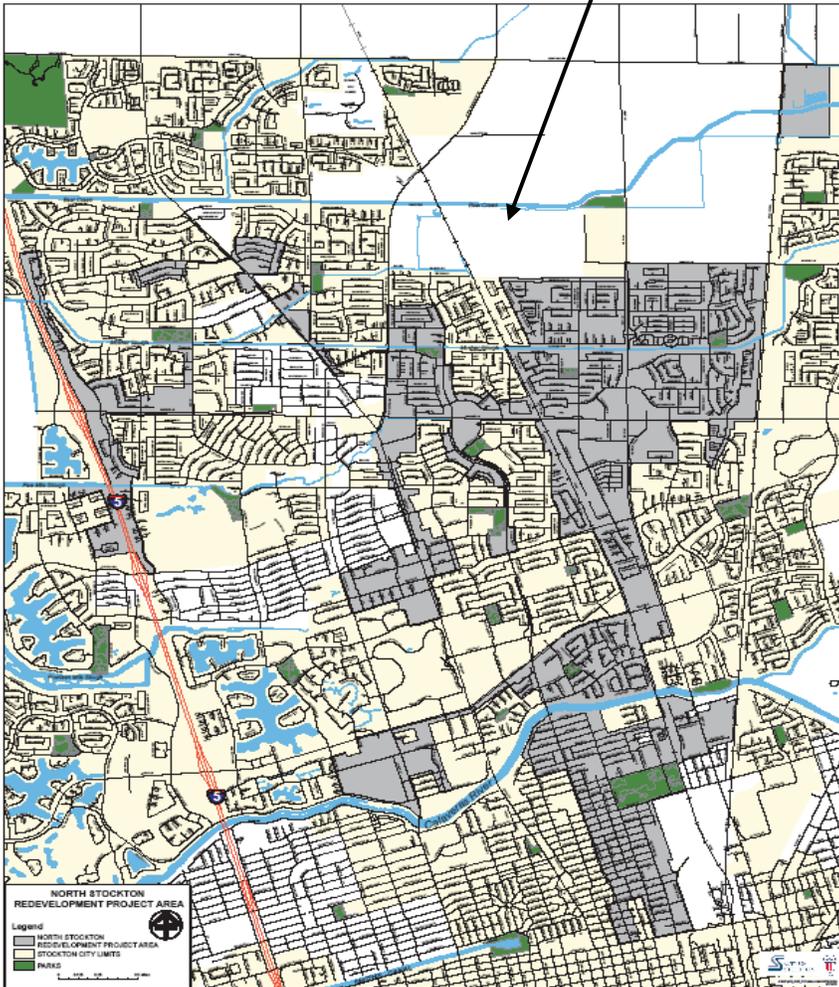
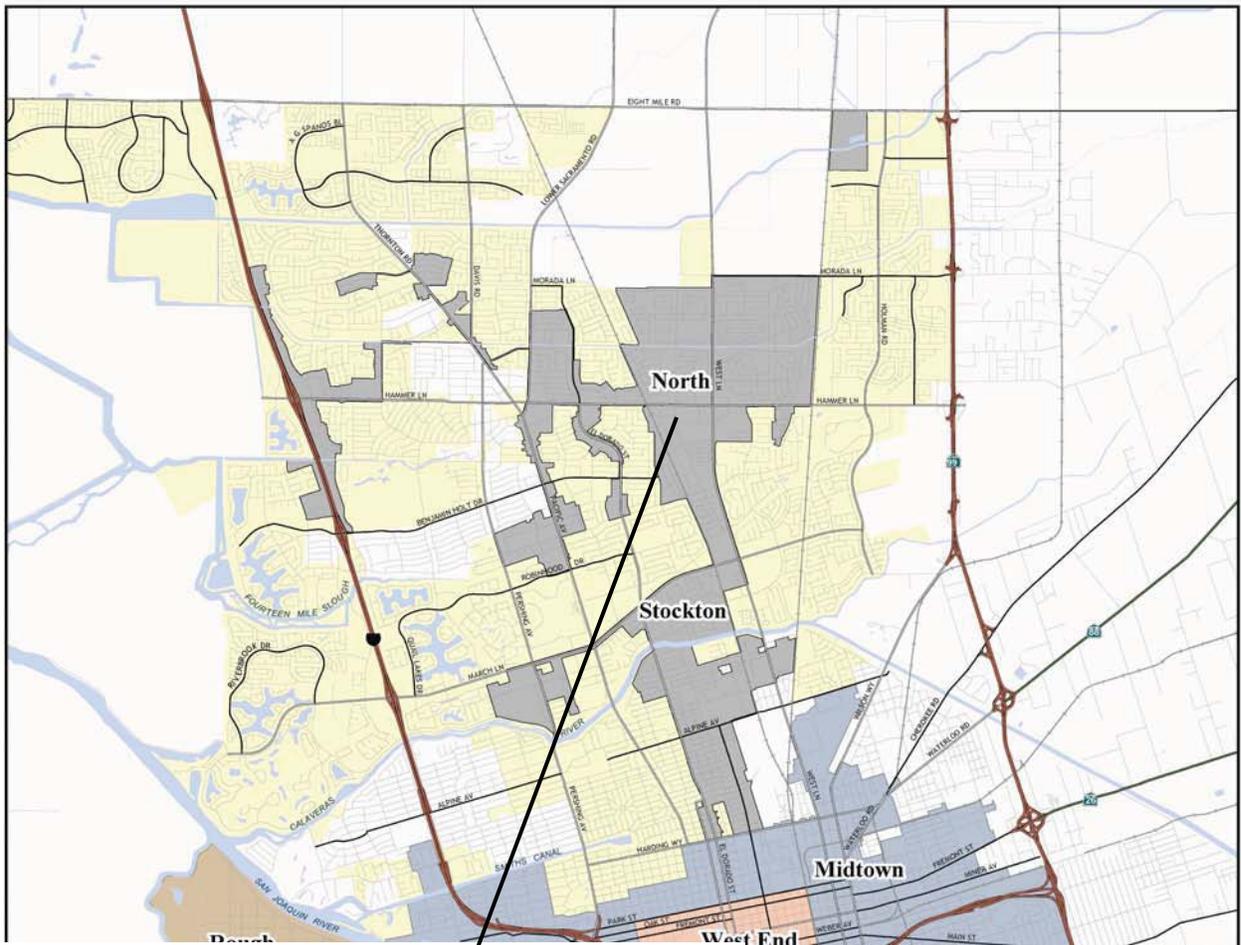
ADOPTION DATES		
Name	Date	Ordinance #
All Nations	8/20/79	3223-C.S.
McKinley	08/20/73	2417 C. S.
Sharps	07/5/72	2260 C.S.
South	07/02/02	036-02

### *Facts*

- Date of adoption: July 2, 2002
- Year Expires:
  - All Nations: August 20, 2019
  - McKinley: August 20, 2013
  - Sharps Lane: June 5, 2012
  - South Stockton: July 2, 2032
- Eminent Domain: Yes
  - Date Expires: July 2, 2014
- Project Area Committee: Yes. Active.

### *Financial*

- Assessed land value (06-07): \$1,314,616,615
- Pass through: San Joaquin County, SUSD, Delta College, County Office of Education, SJCo. Flood Control, SJCo. Flood Control Zone 9, SJCo. Mosquito Abatement, Reclamation No. 404, Stockton East Water District, Stockton Metro Transit, ERAF (Educational Revenue Augmentation Fund)



**North Stockton**  
**Project Area**

## North Stockton

The North Stockton Project Area covers 3,772 acres North of Harding Way. The majority of the area is concentrated about midway between I-5 and CA-99; however, numerous “pockets” exist all throughout the City. This area is comprised mostly of residential and commercial districts. The Cannery Park Project Area was amended into the North Stockton Project Area on November 15, 2005.

### Previous Projects

- None

### Current/Future Projects

- Panella Community Center
- Street repairs
- Kentfield Apartments

ADOPTION DATES		
Name	Date	Ordinance #
Original	07/13/04	012-04
Cannery Park	11/15/05	017-05

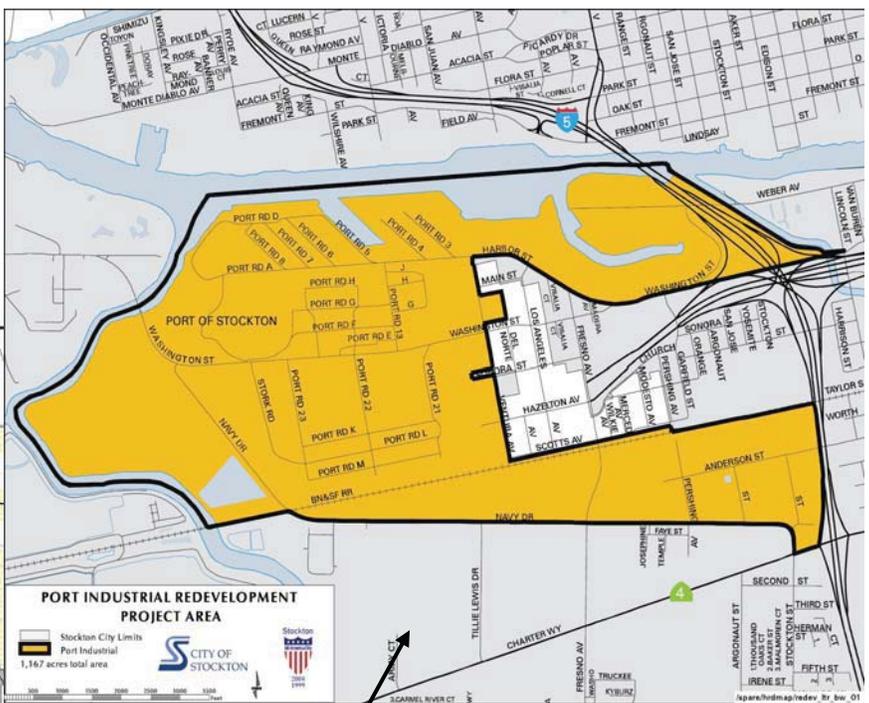
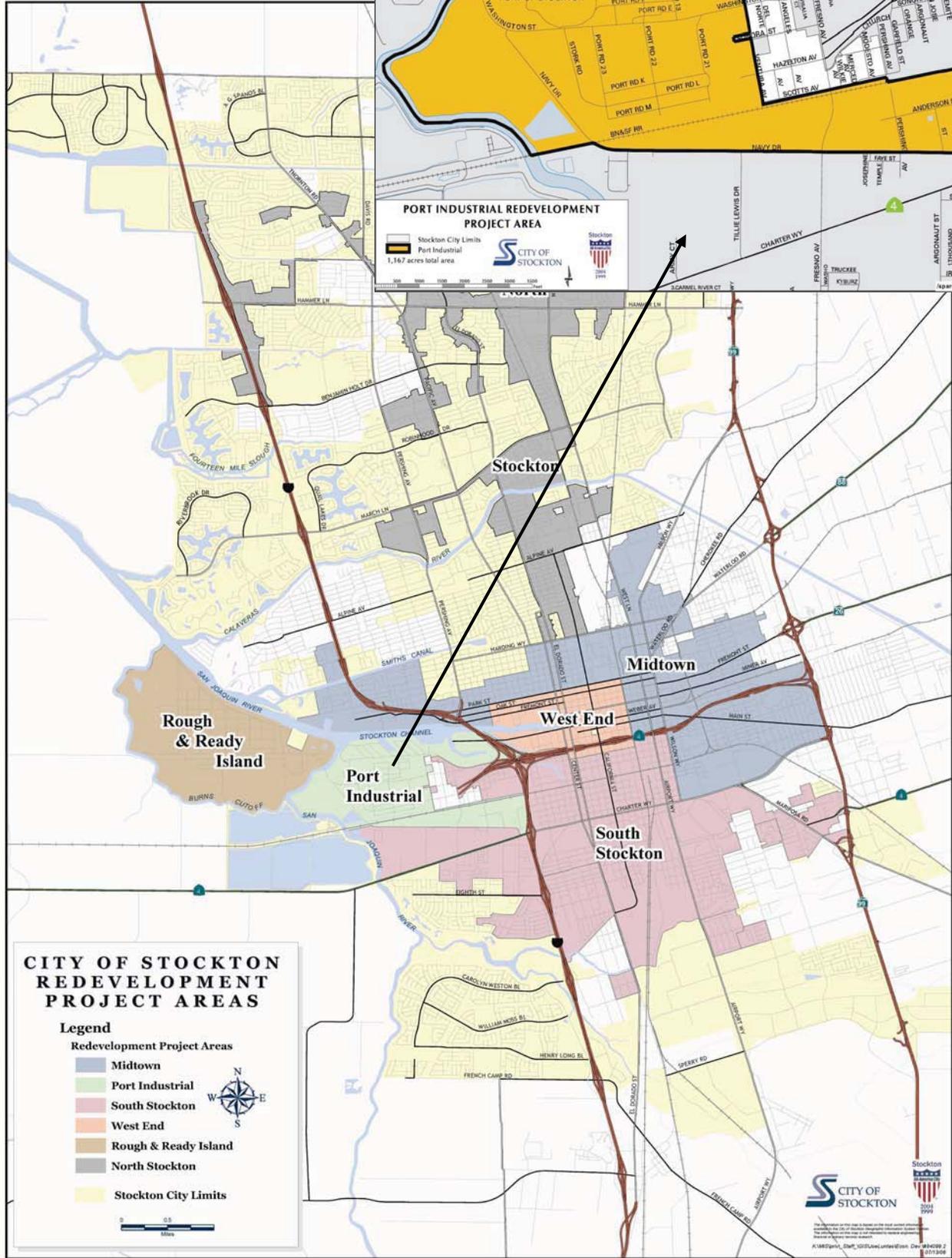
### *Facts*

- Date of Adoption: November 15, 2005
- Year Expires:
  - Original Area: July 13, 2034
  - Cannery Park: November 15, 2035
- Eminent Domain: Yes
  - Date Expires: November 15, 2017
- Project Area Committee: Yes. Active.

### *Financial*

- Assessed land value (06-07): \$2,328,916,802
- Pass through: San Joaquin County, SUSD, Delta College, County Office of Education, SJCo. Flood Control, SJCo. Flood Control Zone 9, SJCo. Mosquito Abatement, Reclamation No. 1614, Stockton East Water District, Stockton Metro Transit, ERAF (Educational Revenue Augmentation Fund)

# Port Industrial Project Area - Stockton



## CITY OF STOCKTON REDEVELOPMENT PROJECT AREAS

- Legend**
- Redevelopment Project Areas
- Midtown
  - Port Industrial
  - South Stockton
  - West End
  - Rough & Ready Island
  - North Stockton
  - Stockton City Limits



## **Port Industrial**

The Port Industrial Project Area covers 1,185 acres. It is primarily owned and controlled by the Port of Stockton. Additional Port-related industrial lands were also included in the Project Area. It is zoned almost entirely Industrial Performance, with a small portion zoned Neighborhood Retail. The Project Area curves around a small residential area that is comprised of both incorporated (City) as well as unincorporated (County) land. The incorporated area is part of the South Stockton Redevelopment Project Area. Since there are no residential land uses within the Project Area, a Project Area Committee (PAC) was not formed.

### Previous Projects

- None

### Current/Future Projects

- Infrastructure agreement

<b>ADOPTION DATES</b>		
<b>Name</b>	<b>Date</b>	<b>Ordinance #</b>
Original Area	07/10/01	019-01

### *Facts*

- Date of Adoption: July 10, 2001
- Year Expires: July 10, 2031
- Eminent Domain: Yes.
  - Date Expires: July 10, 2013
- Project Area Committee: No.

### *Financial*

- Assessed land value (06-07): \$246,824,383
- Pass through:  
(entities who receive portion  
of tax increment) San Joaquin County, Delta  
College, SUSD, County Office of  
Education, SJCo. Flood Control, SJCo.  
Flood Control Zone 9, SJCo. Mosquito  
Abatement, Reclamation No. 1614,  
Stockton East Water District, Stockton  
Metro Transit, ERAF (Educational Revenue  
Augmentation Fund)



## **Rough & Ready Island**

The R&R Island Redevelopment Project Area covers 1,561 acres. This is known as the “West Complex” of the Port. It is an ex-Naval installation (closed in 1996), and therefore the Project Area was approved under Base Closure Provisions. This island is under the control of the Port of Stockton. The Project Area is undergoing intensive redevelopment in industrial, warehousing, and other Port-related uses. Since there are no residential land uses within the Project Area, a Project Area Committee (PAC) was not formed.

### Previous Projects

- None

### Current/Future Projects

- Infrastructure agreement

<b>ADOPTION DATES</b>		
<b>Name</b>	<b>Date</b>	<b>Ordinance #</b>
Original Area	07/13/07	013-04

### *Facts*

- Date of Adoption: July 13, 2004
- Year Expires: July 13, 2034
- Eminent Domain: Yes
  - Date expires: July 13, 2016
- Project Area Committee: No

### *Financial*

- Assessed land value (06-07): \$16,705,151
- Pass through: None.  
(entities who receive portion of tax increment)

## Financial Information / Expiration Dates

<b>WEST END</b>				
	<b>Original</b>	<b>1974</b>	<b>1980</b>	<b>1991</b>
Max. TI Revenues	\$565,000,000			
Max. Bonded Indebtedness	\$450,000,000			
Current Indebtedness	\$164,370,737			
Last Date to Incur Debt	None			
Last Date to Collect TI	01/01/2019	12/03/2024	03/31/2030	07/15/2041
Total TI Revenues	\$19,206,964			

<b>MIDTOWN</b>		
	<b>Eastland</b>	<b>Midtown</b>
Max. TI Revenues	\$100,000,000	None
Max. Bonded Indebtedness	\$150,000,000	
Current Indebtedness	\$43,912,001	
Last Date to Incur Debt	None	07/02/2022
Last Date to Collect TI	07/16/2040	07/02/2047
Total TI Revenues	\$3,941,538	\$12,102,592

<b>SOUTH STOCKTON</b>				
	<b>All Nations</b>	<b>McKinley</b>	<b>Sharps</b>	<b>S. Stockton</b>
Max. TI Revenues	\$70,000,000			None
Max. Bonded Indebtedness	\$150,000,000			
Current Indebtedness	\$73,321,841			
Last Date to Incur Debt	None			07/02/2032
Last Date to Collect TI	08/20/2029	08/20/2023	06/05/2022	07/04/2047
Total TI Revenues	\$2,817,568	\$10,995,963	\$3,793,653	\$13,472,423

<b>NORTH STOCKTON</b>		
	<b>Original Area</b>	<b>Cannery Park</b>
Max. TI Revenues	None	
Max. Bonded Indebtedness	\$550,000,000	
Current Indebtedness	\$48,982,907	
Last Date to Incur Debt	07/13/2024	11/15/2025
Last Date to Collect TI	07/13/2049	11/15/2050
Total TI Revenues	\$12,342,439	

<b>PORT INDUSTRIAL</b>	
Max. TI Revenues	None
Max. Bonded Indebtedness	\$100,000,000
Current Indebtedness	\$7,382,940
Last Date to Incur Debt	07/10/2021
Last Date to Collect TI	07/10/2046
Total TI Revenues	\$2,425,802

<b>ROUGH AND READY</b>	
Max. TI Revenues	\$750,000,000
Max. Bonded Indebtedness	None
Current Indebtedness	\$31,250,000
Last Date to Incur Debt	07/10/2024
Last Date to Collect TI	07/10/2049
Total TI Revenues	\$146,843