

County Of Santa Barbara Redevelopment Agency
Permanent File
Pass Through Agreements (H&S Code Section 33401)

W/P	G
Auditor	JNG
Date	02/13/10

Section: Pass Through Agreements

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W/P ReG.

Goleta Cemetery Dist.	G-1
S.B. Metro Transit Dist.	G-2
S.B. Coastal Vector Control	G-3
Isla Vista Rec & Park	G-4
Goleta Union School Dist.	G-5

Notes: _____

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AGREEMENT BETWEEN THE GOLETA CEMETERY DISTRICT
AND
THE REDEVELOPMENT AGENCY OF SANTA BARBARA COUNTY
ISLA VISTA PROJECT AREA

THIS AGREEMENT is made and entered into this 11th day of January, 1990, by and between the GOLETA CEMETERY DISTRICT (hereinafter the "Cemetery District"), and REDEVELOPMENT AGENCY OF SANTA BARBARA COUNTY, ISLA VISTA PROJECT AREA (hereinafter the "Agency").

RECITALS:

- A. Agency intends to approve and implement the Isla Vista Redevelopment Plan.
- B. In the implementation of a Redevelopment Plan, the Agency is governed by the provisions of California Community Redevelopment Law (Health and Safety Code Section 33300, et seq.).
- C. The Cemetery District is a cemetery district and taxing agency with territory located within the boundaries of the proposed project area. The Cemetery District is also an affected taxing agency as defined in Section 33353.2 which had general purpose and special taxes levied on its behalf on all or any portion of the project located in the proposed project area in fiscal year 1990-91.
- D. Pursuant to Article XVI, Section 16 of the California Constitution, Health and Safety Code Section 33670 et seq., and the Redevelopment Plan for the proposed project, increases in the assessed values of property within the project area above the sum of the assessed values as shown on the 1990-91 assessment roll for the project area will result in that portion of property taxes levied each year on such increase in assessed values ("tax increments") being allocated and paid to the Agency to pay the principal of an interest on indebtedness incurred by the Agency to finance, in whole or in part, redevelopment of the project.
- E. Section 33401 provides that the Agency, subject to legally required findings, may pay to any taxing agency with territory located within a project area amounts of money which, in the Agency's determination, are necessary and appropriate to alleviate any financial burden or detriment caused to such taxing agency by a redevelopment project.
- F. The purpose of this Agreement is to provide for appropriate payments to be made by the Agency to the Cemetery District in order to alleviate the financial burden or detriment caused to the Cemetery District by the allocation of funds to the Agency from certain Cemetery District tax levies.

NOW THEREFORE, the parties agree as follows:

1. The Agency agrees to pay to the Cemetery District an amount equal to the property tax revenues which would have been received by the Cemetery District if all the property tax revenues from the project area had been allocated to all the affected taxing agencies minus the twenty percent housing set-aside requirement of Section 33334.2, of the Health and Safety Code. Said amount shall be paid to the Cemetery District at the same time and in the same manner as property tax revenues have been paid to the Cemetery District by the County of Santa Barbara prior to the establishment of the Redevelopment Project.

2. It is agreed and understood that the Redevelopment Project will cause a financial burden or detriment to the Cemetery District and that the payments provided herein are necessary to alleviate the financial burden or detriment.

IN WITNESS WHEREOF, the parties have caused this Agreement to be executed on the day first hereinafter written.

GOLETA CEMETERY DISTRICT

By *Tom Fyall*
Board President

ATTEST:

ZANDRA CHOLMONDELEY
CLERK OF THE BOARD

By *Emerald M. Hall*
2/19/91

APPROVED AS TO FORM:

DAVID NAWI
COUNTY COUNSEL

By *D. Nawi*

COUNTY OF SANTA BARBARA
REDEVELOPMENT AGENCY

By *E. Leanne Owens*

APPROVED AS TO ACCOUNTING FORM:

KRISTI M. JOHNSON
AUDITOR-CONTROLLER

By *Kristi M. Johnson*

AGREEMENT BETWEEN THE SANTA BARBARA METROPOLITAN TRANSIT DISTRICT
AND
THE REDEVELOPMENT AGENCY OF SANTA BARBARA COUNTY
ISLA VISTA PROJECT AREA

THIS AGREEMENT is made and entered into this 1991 day
of February, 1990, by and between the SANTA BARBARA
METROPOLITAN TRANSIT DISTRICT (hereinafter the "MTD"), and the
REDEVELOPMENT AGENCY OF SANTA BARBARA COUNTY, ISLA VISTA PROJECT
AREA (hereinafter the "Agency").

RECITALS:

A. Agency intends to approve and implement the Isla Vista
Redevelopment Plan.

B. In the implementation of a Redevelopment Plan, the Agency
is governed by the provisions of California Community Redevelopment
Law (Health and Safety Code Section 33300, et seq.).

C. MTD is a transit district and taxing agency with
territory located within the boundaries of the proposed project
area. MTD is also an affected taxing agency as defined in Section
33353.2 which had general purpose and special taxes levied on its
behalf on all or any portion of the project located in the proposed
project area in fiscal year 1990-91.

D. Pursuant to Article XVI, Section 16 of the California
Constitution, Health and Safety Code Section 33670 et seq., and the
Redevelopment Plan for the proposed project, increases in the
assessed values of property within the project area above the sum
of the assessed values as shown on the 1990-91 assessment roll for
the project area will result in that portion of property taxes
levied each year on such increase in assessed values ("tax
increments") being allocated and paid to the Agency to pay the
principal of an interest on indebtedness incurred by the Agency to
finance, in whole or in part, redevelopment of the project.

E. Section 33401 provides that the Agency, subject to
legally required findings, may pay to any taxing agency with
territory located within a project area amounts of money which, in
the Agency's determination, are necessary and appropriate to
alleviate any financial burden or detriment caused to such taxing
agency by a redevelopment project.

F. The purpose of this Agreement is to provide for
appropriate payments to be made by the Agency to MTD in order to
alleviate the financial burden or detriment caused to MTD by the
allocation of funds to the Agency from certain MTD tax levies.

NOW THEREFORE, the parties agree as follows:

1. The Agency agrees to pay to MTD an amount equal to the property tax revenues which would have been received by MTD if all the property tax revenues from the project area had been allocated to all the affected taxing agencies minus the twenty percent housing set-aside requirement of section 33334.2, of the Health and Safety Code. Said amount shall be paid to MTD at the same time and in the same manner as property tax revenues have been paid to MTD by the County of Santa Barbara prior to the establishment of the Redevelopment Project.

2. It is agreed and understood that the Redevelopment Project will cause a financial burden or detriment to MTD and that the payments provided herein are necessary to alleviate the financial burden or detriment.

IN WITNESS WHEREOF, the parties have caused this Agreement to be executed on the day first hereinafter written.

SANTA BARBARA METROPOLITAN TRANSIT DISTRICT

By [Signature]

ATTEST:

ZANDRA CHOLMONDELEY
CLERK OF THE BOARD

By [Signature]
APPROVED AS TO FORM: 2/19/91

DAVID NAWI
COUNTY COUNSEL

By [Signature]

COUNTY OF SANTA BARBARA
REDEVELOPMENT AGENCY

By [Signature]

APPROVED AS TO ACCOUNTING FORM:

KRISTI M. JOHNSON
AUDITOR-CONTROLLER

By [Signature]

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AGREEMENT BETWEEN THE GOLETA VALLEY MOSQUITO ABATEMENT DISTRICT
AND
THE REDEVELOPMENT AGENCY OF SANTA BARBARA COUNTY
ISLA VISTA PROJECT AREA

THIS AGREEMENT is made and entered into this 26th day
of May, 1992, by and between the GOLETA VALLEY MOSQUITO
ABATEMENT DISTRICT (hereinafter the "DISTRICT"), and the
REDEVELOPMENT AGENCY OF SANTA BARBARA COUNTY, ISLA VISTA PROJECT
AREA (hereinafter the "Agency").

RECITALS:

A. Agency intends to approve and implement the Isla Vista
Redevelopment Plan.

B. In the implementation of a Redevelopment Plan, the Agency
is governed by the provisions of California Community Redevelopment
Law (Health and Safety Code Section 33300, et seq.).

C. The Goleta Valley Mosquito Abatement District is a
District and taxing agency with territory located within the
boundaries of the proposed project area. The District is also an
affected taxing agency as defined in Section 33353.2 which had
general purpose and special taxes levied on its behalf on all or
any portion of the project located in the proposed project area in
fiscal year 1990-91.

D. Pursuant to Article XVI, Section 16 of the California
Constitution, Health and Safety Code Section 33670 et seq., and the
Redevelopment Plan for the proposed project, increases in the
assessed values of property within the project area above the sum
of the assessed values as shown on the 1990-91 assessment roll for
the project area will result in that portion of property taxes
levied each year on such increase in assessed values ("tax
increments") being allocated and paid to the Agency to pay the
principal of an interest on indebtedness incurred by the Agency to
finance, in whole or in part, redevelopment of the project.

E. Section 33401 provides that the Agency, subject to
legally required findings, may pay to any taxing agency with
territory located within a project area amounts of money which, in
the Agency's determination, are necessary and appropriate to
alleviate any financial burden or detriment caused to such taxing
agency by a redevelopment project.

F. The purpose of this Agreement is to provide for
appropriate payments to be made by the Agency to the District in
order to alleviate the financial burden or detriment caused to the
District by the allocation of funds to the Agency from certain
District tax levies.

NOW THEREFORE, the parties agree as follows:

1. The Agency agrees to pay to the District an amount equal to the property tax revenues which would have been received by the District if all the property tax revenues from the project are had been allocated to all the affected taxing agencies minus the twenty percent housing set-aside requirement of Section 33334.2, of the Health and Safety Code. Said amount shall be paid to the District at the same time and in the same manner as property tax revenues have been paid to the District by the County of Santa Barbara prior to the establishment of the Redevelopment Project.

2. It is agreed and understood that the Redevelopment Project will cause a financial burden or detriment to the District and that the payments provided herein are necessary to alleviate the financial burden or detriment.

IN WITNESS WHEREOF, the parties have caused this Agreement to be executed on the day first hereinafter written.

GOLETA VALLEY MOSQUITO ABATEMENT DISTRICT

By George, manager.

ATTEST:

COUNTY OF SANTA BARBARA
REDEVELOPMENT AGENCY

ZANDRA CHOLMONDELEY
CLERK OF THE BOARD

By W B Walker

By Geordge M. Hall
5/26/72

APPROVED AS TO FORM:
DAVID NAWI
COUNTY COUNSEL

APPROVED AS TO ACCOUNTING FORM:
ROBERT GEIS
AUDITOR-CONTROLLER

By [Signature]

By [Signature]

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AGREEMENT BETWEEN THE
ISLA VISTA RECREATION AND PARK DISTRICT
AND THE
SANTA BARBARA COUNTY REDEVELOPMENT AGENCY

THIS AGREEMENT is entered into on the 26th day of May, 1992, by and between the Isla Vista Recreation and Park District ("District") and the Santa Barbara County Redevelopment Agency ("Agency").

RECITALS

1. The Agency is presently undertaking a program under the California Community Redevelopment Law (Health and Safety Code Section 33000 et seq) for the redevelopment of an area known as the Isla Vista Redevelopment Project ("Project").

2. The District is a recreation and park district and taxing agency with territory located within the boundaries of the project area. District is also an affected taxing agency as defined in Section 33353.2 of the Health and Safety Code which has levied on its behalf property taxes on property located in the project.

3. The parties are desirous of entering into an Agreement pursuant to Health and Safety Code Section 33401 for the purpose of alleviating any financial burden or detriment that may be caused by the adoption of the Redevelopment Plan ("Plan") for the Project.

TERMS AND CONDITIONS

1. Allocation of Property Taxes. The Agency agrees to pay to District an amount equal to the property tax revenues which would have been received by the District if all the property tax revenues from the project area had been allocated to all the affected taxing agencies without regard to the division of taxes required by Health and Safety Code Section 33670. Said amount shall be paid to District at the same time and in the same manner as property tax revenues have been paid to District by the County of Santa Barbara prior to the establishment of the Redevelopment Project.

2. Improvement and Maintenance of Properties. District agrees to perform the capital improvements as determined in accordance with the procedures set forth below and to maintain any properties acquired by the Redevelopment Agency for open space located within the project area. District will expend funds up to at least eighty percent (80%) of the annual amount of increment received in the improvement and maintenance of these properties, as needed. For purposes of this agreement the amount of increment received shall be deemed to be all property tax revenues received by District from the project area in excess of the amount that would be allocated to the District pursuant to subdivision (a) of Section 33670 of the Health and Safety Code. Said open space properties will be designated Natural Open Space, Improved Park, or Developed Park as per the District Master Plan, by the District Board of Directors following public hearings by the Isla Vista

Project Area Committee and the Agency.

The improvement and maintenance shall be comparable to that of similarly designated District owned properties in accordance with District's adopted work plan. The work plan will continue to be adopted after solicitation of input at public hearings, to be noticed in accordance with current District practice for hearings. In the event the level of service provided by District falls below the agreed level Agency reserves the right to renegotiate this agreement.

It is recognized that the level of improvements and maintenance in some years may cost more than the increment to be received. In such event District shall use other funds available to it for such maintenance. District may request additional funding; however the County or Agency is not obligated to approve such requests. If in any year the costs of meeting District's obligations under this section 2 is less than 80% of the tax increment paid to District pursuant to this agreement, District may spend the excess for any District purposes.

3. Recreation Programs. District agrees to expend funds up at least twenty percent (20%) of the annual amount of increment received for the operation of recreation programs until such time that a recreation/community center is constructed after which time said amount shall be expended for maintenance and administration of that center.

4. Settlement. By this Agreement, the parties intend to resolve all differences with respect to the Plan and the parties

agree that this Agreement alleviates the financial detriment to the District caused by the Plan. The District agrees to refrain from initiating or participating in any litigation challenging the Plan, provided that the District shall be entitled to seek any remedies appropriate to enforce the terms of this Agreement.

IN WITNESS WHEREOF, this Agreement is executed at Santa Barbara, California, on the above signed date.

ISLA VISTA RECREATION AND PARK DISTRICT

BY Matt Robertson as per motion #920507-3-8

ATTEST:

COUNTY OF SANTA BARBARA
REDEVELOPMENT AGENCY

ZANDRA CHOLMONDELEY
CLERK OF THE BOARD

By W B Walker

BY Elizabeth D. Hall
Deputy
5/26/92

APPROVED AS TO FORM:

APPROVED AS TO ACCOUNTING FORM:

DAVID NAWI
COUNTY COUNSEL

ROBERT W. GEIS
AUDITOR-CONTROLLER

BY D. Nawi
Deputy County Counsel

BY Bernice James

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AGREEMENT BETWEEN THE GOLETA UNION SCHOOL DISTRICT
AND
THE REDEVELOPMENT AGENCY OF SANTA BARBARA COUNTY
ISLA VISTA PROJECT AREA

THIS AGREEMENT is made and entered into this 7th day of November, 1990, by and between the GOLETA UNION SCHOOL DISTRICT (hereinafter the "School District") and the REDEVELOPMENT AGENCY OF SANTA BARBARA COUNTY, ISLA VISTA PROJECT AREA (hereinafter the "Agency").

RECITALS:

A. Agency intends to approve and implement the Isla Vista Redevelopment Plan.

B. In the implementation of a Redevelopment Plan, the Agency is governed by the provisions of California Community Redevelopment Law (Health and Safety Code Section 33300, et seq.).

C. School District is a school district and taxing agency with territory located within the boundaries of the proposed project area. School District is also an affected taxing agency as defined in Section 33353.2 which had general purpose and special taxes levied on its behalf on all or any portion of the project located in the proposed project area in fiscal year 1990-91.

D. Pursuant to Article XVI, Section 16 of the California Constitution, Health and Safety Code Section 33670 et seq., and the Redevelopment Plan for the proposed project, increases in the assessed values of property within the project area above the sum of the assessed values as shown on the 1990-91 assessment roll for the project area will result in that portion of property taxes levied each year on such increase in assessed values ("tax increments:" being allocated and paid to the Agency to pay the principal of an interest on indebtedness incurred by the Agency to finance, in whole or in part, redevelopment of the project.

E. Section 33401 provides that the Agency, subject to legally required findings, may pay to any taxing agency with territory located within a project area amounts of money which, in the Agency's determination, are necessary and appropriate to alleviate any financial burden or detriment caused to such taxing agency by a redevelopment project.

F. The purpose of this Agreement is to provide for appropriate payments to be made by the Agency to the School District in order to alleviate the financial burden or detriment caused to the School District by the allocation of funds to the Agency from certain School District tax levies.

Agreement Between the Goleta Union School District and
the Redevelopment Agency of Santa Barbara County, Isla Vista Project Area

NOW, THEREFORE, the parties agree as follows:

1. The Agency agrees to pay to the School District an amount equal to the property tax revenues which would have been received by the School District if all the property tax revenues from the project area had been allocated to all the affected taxing agencies without regard to the division of taxes required by Health and Safety Code Section 33670. Said amount shall be paid to School District at the same time and in the same manner as property tax revenues have been paid to School District by the County of Santa Barbara prior to the establishment of the Redevelopment Project.
2. It is agreed and understood that the Redevelopment Project will cause a financial burden or detriment to the School District and that the payments provided herein are necessary to alleviate the financial burden or detriment.
3. The School District agrees that for fiscal year 1990-91 and for the nine fiscal years thereafter, it will place twenty percent (20%) of the revenues it receives from the Agency annually pursuant to this Agreement in a special fund established by the School District. The money placed in this special fund shall be used by the School District only to pay for capital improvement projects at Isla Vista School. At the discretion of the School District, said money may be expended annually or may be accumulated and expended at any time. It is agreed and understood that capital improvements to Isla Vista School will benefit the project area.
4. The obligation of the Agency to make the payments to the School District is provided herein shall be suspended in any fiscal year in which the State of California is legally obligated to make said payments to the School District if they are not made by the Agency.

IN WITNESS WHEREOF, the parties have caused this Agreement to be executed on the day first hereinabove written.

GOLETA UNION SCHOOL DISTRICT

By Larry Sizon
President
Board of Trustees

REDEVELOPMENT AGENCY OF SANTA BARBARA COUNTY
ISLA VISTA PROJECT AREA

By E. Diane Owens
Chairman

ATTEST:

ZANDRA CHOLMONDELEY
CLERK OF THE BOARD OF SUPERVISORS

BY: *Emeraldia D. Hall*
2/19/91

APPROVED AS TO FORM:

DAVID NAWI
COUNTY COUNSEL

BY: *D. H. Vuk*

APPROVED AS TO ACCOUNTING FORM:

ROBERT GEIS, C.P.A.
AUDITOR-CONTROLLER

By: *Bernice James*