

AMENDED IN SENATE JULY 1, 2015
AMENDED IN ASSEMBLY MAY 22, 2015
AMENDED IN ASSEMBLY MARCH 26, 2015
CALIFORNIA LEGISLATURE—2015–16 REGULAR SESSION

ASSEMBLY BILL

No. 1260

Introduced by Assembly Member Thurmond

February 27, 2015

An act to add Sections ~~6531.3 and 53398.63.5~~ 6531.3, 53398.63.5, and 63037 to the Government Code, relating to local government.

LEGISLATIVE COUNSEL'S DIGEST

AB 1260, as amended, Thurmond. Joint Exercise of Powers Act.

The Joint Exercise of Powers Act generally authorizes 2 or more public agencies, by agreement, to jointly exercise any power common to them under specified conditions.

This bill would specifically authorize the University of California and either the City of Richmond, or an enhanced infrastructure financing district created by the City or Richmond, or both, to enter into a joint powers agreement for the purpose of financing infrastructure and other improvements within the area of the South Shoreline Specific Plan and the Berkeley Global Campus at Richmond Bay, located within the City of Richmond, if the University of California and the City of Richmond have entered into a specified agreement.

Existing law authorizes the legislative body of a city or county to establish an enhanced infrastructure financing district, adopt an infrastructure financing plan, and issue bonds, for which only the district is liable, upon approval by 55% of the voters and to finance public capital facilities or other specified projects of communitywide

significance. Existing law requires a district to create an infrastructure financing plan and requires that plan to include the date on which the district will cease to exist and all tax allocation to the district will end. Existing law limits this date to 45 years from the date on which the issuance of bonds is approved by the voters of the district, or the issuance of a loan is approved by the governing board of a local agency.

This bill would extend that date to 55 years for a district created by the City of Richmond and any other consenting taxing agencies if the University of California and the City of Richmond or a district created by the City of Richmond, or both, enter into a joint powers agreement as described in this bill. *The bill would provide that upon the creation of an authority pursuant to these provisions, the area of the South Shoreline Specific Plan and the Berkeley Global Campus at Richmond Bay are deemed disadvantaged communities for purposes of the Greenhouse Gas Reduction Fund Investment Plan and Communities Revitalization Act.*

The Bergeson-Peace Infrastructure and Economic Development Bank Act establishes the California Infrastructure and Economic Development Bank within GO-Biz to, among other things, assist in the promotion of economic development throughout the state.

This bill would require any loan made by the bank to the City of Richmond or an authority created pursuant to these provisions, to carry a 0% interest rate.

This bill would make legislative findings and declarations as to the necessity of a special statute for the development of the Berkeley Global Campus at Richmond Bay.

Vote: majority. Appropriation: no. Fiscal committee: yes.
State-mandated local program: no.

The people of the State of California do enact as follows:

- 1 SECTION 1. Section 6531.3 is added to the Government Code,
- 2 to read:
- 3 6531.3. (a) Notwithstanding any other law, the University of
- 4 California may enter into a joint powers agreement with the City
- 5 of Richmond or an enhanced infrastructure financing district
- 6 created by the City of Richmond pursuant to Chapter 2.99
- 7 (commencing with Section 53398.50) of Part 1 of Division 2 of
- 8 Title 5, or both, for the purpose of financing infrastructure and
- 9 other improvements within the area of the South Shoreline Specific

1 Plan and the Berkeley Global Campus at Richmond Bay if the
2 University of California and the City of Richmond have entered
3 into an agreement that details all commitments made by the
4 University of California relating to the Berkeley Global Campus
5 at Richmond Bay, and the agreement includes, among any other
6 provisions, all of the following:

7 (a)

8 (1) The creation of an Anti-Displacement Fund allocated to the
9 construction of affordable housing.

10 (b)

11 (2) Vocational training programs made available to residents
12 of the City of Richmond.

13 (c)

14 (3) A policy requiring that all wages paid for employment on
15 the Richmond Global Campus be at least 30 percent above the
16 minimum wage.

17 (d)

18 (4) An agreement with the Contra Costa Building and
19 Construction Trades Council to provide for the compensation and
20 working conditions of employees engaged in construction of the
21 Richmond Global Campus.

22 (e)

23 (5) An agreement that all Richmond Global Campus jobs that
24 are comparable to jobs performed at the University of California,
25 Berkeley campus will be employed by the University of California
26 under the same terms and conditions that govern employment at
27 the University of California, Berkeley.

28 (f)

29 (6) Creation of a Youth Opportunity and Education Fund.

30 (g)

31 (7) A policy providing preferential procurement opportunities
32 for small businesses located in the City of Richmond.

33 (h)

34 (8) Provisions for local hire requirements.

35 (b) *If an authority is formed pursuant to this section, the area*
36 *of the South Shorelines Specific Plan and the Berkeley Global*
37 *Campus shall be deemed a disadvantaged community for purposes*
38 *of the Greenhouse Gas Reduction Fund Investment Plan and*
39 *Communities Revitalization Act (Chapter 4.1 (commencing with*

1 *Section 39710) of Part 2 of Division 26 of the Health and Safety*
2 *Code).*

3 SEC. 2. Section 53398.63.5 is added to the Government Code,
4 to read:

5 53398.63.5. Notwithstanding paragraph (5) of subdivision (d)
6 of Section 53398.63, if the City of Richmond or a district created
7 by the ~~city~~ or *City of Richmond*, or both, enter into a joint powers
8 agreement with the University of California pursuant to Section
9 6531.3, the date on which a district created by the City of
10 Richmond and any other consenting taxing agencies shall cease
11 to exist, and at which time all tax allocation to the district will end,
12 shall be not more than 55 years from the date on which the issuance
13 of bonds is approved pursuant to subdivision (a) of Section
14 53398.81, or the issuance of a loan is approved by the governing
15 board of a local agency pursuant to Section 53398.87.

16 SEC. 3. *Section 63037 is added to the Government Code, to*
17 *read:*

18 63037. *A loan made by the bank to the City of Richmond or*
19 *an authority created pursuant to Section 6531.3 shall carry a 0*
20 *percent interest rate.*

21 ~~SEC. 3.~~

22 SEC. 4. The Legislature finds and declares that a special law
23 is necessary and that a general law cannot be made applicable
24 within the meaning of Section 16 of Article IV of the California
25 Constitution because of the unique circumstances of developing
26 the Berkeley Global Campus at Richmond Bay, located within the
27 City of Richmond.