

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 ~~Section~~ *Sections 6531.3 and 53398.63.5* 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, and any other public agency, 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 ~~collaboration on the development of a 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, to be a new research and action hub with a focus on global issues, culture, and collaboration 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.

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 and may enter into a joint powers agreement with the~~
5 ~~City of Richmond, and any other public agency, may enter into a~~
6 ~~joint powers agreement or an enhanced infrastructure financing~~
7 ~~district created by the City of Richmond pursuant to Chapter 2.99~~
8 ~~(commencing with Section 53398.50) of Part 1 of Division 2 of~~
9 ~~Title 5, or both, for the purpose of collaboration on the~~
10 ~~development of a financing infrastructure and other improvements~~
11 ~~within the area of the South Shoreline Specific Plan and the~~
12 ~~Berkeley Global Campus at Richmond Bay, located within the~~
13 ~~City of Richmond, to be a new research and action hub with a~~
14 ~~focus on global issues, culture, and collaboration. if the University~~
15 ~~of California and the City of Richmond have entered into an~~
16 ~~agreement that details all commitments made by the University of~~
17 ~~California relating to the Berkeley Global Campus at Richmond~~
18 ~~Bay, and the agreement includes, among any other provisions, all~~
19 ~~of the following:~~

1 (a) *The creation of an Anti-Displacement Fund allocated to the*
2 *construction of affordable housing.*

3 (b) *Vocational training programs made available to residents*
4 *of the City of Richmond.*

5 (c) *A policy requiring that all wages paid for employment on*
6 *the Richmond Global Campus be at least 30 percent above the*
7 *minimum wage.*

8 (d) *An agreement with the Contra Costa Building and*
9 *Construction Trades Council to provide for the compensation and*
10 *working conditions of employees engaged in construction of the*
11 *Richmond Global Campus.*

12 (e) *An agreement that all Richmond Global Campus jobs that*
13 *are comparable to jobs performed at the University of California,*
14 *Berkeley campus will be employed by the University of California*
15 *under the same terms and conditions that govern employment at*
16 *the University of California, Berkeley.*

17 (f) *Creation of a Youth Opportunity and Education Fund.*

18 (g) *A policy providing preferential procurement opportunities*
19 *for small businesses located in the City of Richmond.*

20 (h) *Provisions for local hire requirements.*

21 ~~(b) The agreement between the University of California and the~~
22 ~~City of Richmond, and any other public agency pursuant to~~
23 ~~subdivision (a) shall state the purpose of the agreement or the~~
24 ~~power to be exercised, and may include any of the following:~~

25 ~~(1) A voluntary local-hire goal, to be based on the University~~
26 ~~of California, San Francisco, local-hire model, for all construction~~
27 ~~and infrastructure improvements, taking into consideration~~
28 ~~local-hire practices within the City of Richmond.~~

29 ~~(2) Development of strategies that assist all small businesses,~~
30 ~~including, but not limited to, small businesses with a high-level~~
31 ~~of participation by women, minorities, and veterans, respond more~~
32 ~~effectively to available contract opportunities for the development~~
33 ~~of the proposed Berkeley Global Campus at Richmond Bay.~~

34 ~~(3) A requirement for third-party developers to pay prevailing~~
35 ~~wages for construction contracts and meet the local-hire goals of~~
36 ~~the University of California, Berkeley, on buildings that will be~~
37 ~~substantially occupied by the University of California, Berkeley.~~

38 ~~(4) Development of best practices for proactive outreach and~~
39 ~~marketing of procurement and employment opportunities for the~~

1 residents of the City of Richmond at the proposed Berkeley Global
2 Campus at Richmond Bay.

3 ~~(5) Development of strategies to work with community~~
4 ~~organizations, small business development programs, and~~
5 ~~workforce training programs to assist the residents of the City of~~
6 ~~Richmond respond effectively to opportunities at University of~~
7 ~~California campuses and at the proposed Berkeley Global Campus~~
8 ~~at Richmond Bay.~~

9 ~~(6) Collaboration with the Department of Employment and~~
10 ~~Training of the City of Richmond to access contact and~~
11 ~~work-readiness information for qualified trades workers and~~
12 ~~apprentices located within the City of Richmond.~~

13 *SEC. 2. Section 53398.63.5 is added to the Government Code,*
14 *to read:*

15 *53398.63.5. Notwithstanding paragraph (5) of subdivision (d)*
16 *of Section 53398.63, if the City of Richmond or a district created*
17 *by the city or Richmond, or both, enter into a joint powers*
18 *agreement with the University of California pursuant to Section*
19 *6531.3, the date on which a district created by the City of*
20 *Richmond and any other consenting taxing agencies shall cease*
21 *to exist, and at which time all tax allocation to the district will*
22 *end, shall be not more than 55 years from the date on which the*
23 *issuance of bonds is approved pursuant to subdivision (a) of*
24 *Section 53398.81, or the issuance of a loan is approved by the*
25 *governing board of a local agency pursuant to Section 53398.87.*

26 ~~SEC. 2:~~

27 *SEC. 3. The Legislature finds and declares that a special law*
28 *is necessary and that a general law cannot be made applicable*
29 *within the meaning of Section 16 of Article IV of the California*
30 *Constitution because of the unique circumstances of developing*
31 *the Berkeley Global Campus at Richmond Bay, located within the*
32 *City of Richmond.*