#### REDEVELOPMENT AGENCY OF

### THE CITY OF SAN DIEGO

RESOLUTION NUMBER R
JAN 3 0 2006

DATE OF FINAL PASSAGE

A RESOLUTION OF THE REDEVELOPMENT AGENCY OF THE CITY OF SAN DIEGO MAKING CERTAIN FINDINGS WITH RESPECT TO THE PAYMENTS FOR THE PHASE II EAST VILLAGE INTERMODAL TRANSIT IMPROVEMENTS BROADWAY TO IMPERIAL AVENUE (PHASE II—PARKTO-BAY LINK).

WHEREAS, the Redevelopment Agency of the City of San Diego, [Agency] is engaged in activities necessary to carry out and implement the Redevelopment Plan for the Centre City Redevelopment Project [Project]; and

WHEREAS, in order to carry out and implement the Redevelopment Project, the Redevelopment Agency proposes to pay \$2,000,000 towards the construction of Phase II Parkto-Bay Link; and

WHEREAS, the Agency has duly considered all conditions of the proposed payment for improvements and participation and believes that the payment by the Agency of the cost of the improvements by the Agency are in the best interest of the City and health, safety, morals, and welfare of its residents, and in accordance with the public purposes and provisions of applicable Sate and local law requirements; NOW, THEREFORE,

BE IT RESOLVED, by the Redevelopment Agency of the City of San Diego, as follows:

1. That the Agency finds and determines that the Phase II Park-to-Bay Link improvement is of benefit to the Centre City Project Area or immediate neighborhood in which the project is located;

- 2. That are no other reasonable means of financing these improvements are available to the community.
- 3. That the payment of funds for such improvements will assist in the elimination of blighting conditions inside the Project Area;

	chimiation of origining conditi	ions hiside the Project Area,						
4.	That the proposed improvements are consistent with the Implementation							
	Plan adopted for the Project Ar	rea pursuant to Health and Safety Code 33490.						
BySusan`	MICHAEL J. AGUIRRE, Gen Y. Cola y General Counsel	eral Counsel						
SYC:mm 12/20/05 01/19/06 Corr. Or.Dept: Rede RA-2006-66 MMS#2858	ev. Agency  by that the foregoing Resolution	was passed by the Redevelopment Agency of the 2 4 2006 .						
City of San Di	iego, at its meeting of JAN 2	2 4 2006						
		ELIZABETH S. MALAND						
		By Aprille South for Secretary						
		Jeannette Santos, Deputy Redevelopment Agency By Jeanle Deputy Redevelopment Agency Deputy Redevelopment Agency						
Approved:	(date)	JERRY SANDERS, Executive Director						
Vetoed:								
entertainment in the contract of the contract	(date)	JERRY SANDERS, Executive Director GE 2 OF 2-						

ost-it* Fax Note 7671		Date /10/06 pages								
<	· SANTOS		From	From / YOUNG		if San Diego			્રું કે ઉઠ	and the second
/Dept.	Commission	-	Co.			HA FOTTO	D COMPT	ROLLER	<b>3</b>	
one#	G64 40.40F	A STATE OF THE PARTY OF THE PAR	Phone #		Aller March	NALLOTT		MOE	AO	2600485
x# 53	3 .	-525	o Fex#	gyen I management of the state	MN care from the care of the c	234016		DRIGINATING	DEPT. NO.	BSC Ó
atomic and a second			-	d to come	nto the Trea	rorment of fun isory, and is ob			t font in the f	oregolng resolution l
mount		- No. of the Contract of the C				The state of the s	runu:		Add William of the second seco	
,nubca¢;							Mine	and the second of the second o	and the second s	
	#G0		the state of the s				and the second second second second		AND	and the state of t
		Contraction of the Contraction o					WILLIAM STATE OF THE STATE OF T	AND THE RESERVE OF THE PARTY OF	gg/scare-investment/figure-scare-investment	anne de Maria de Carrera e consideração de merca de maneira Carrera nos ser su esta de la como de la como de m
	W-0.00	94751869 94 <sup>1</sup> Department of the Section of the Sec	en a constitution de la constitu	namenta e constituit de la			V Carrier & State of	MENTAL SECRET SECRETARY from a lamon construent company completely and place of the	ra programment de la Caracteria de la companya del companya del companya de la co	
Jate:		***************************************	All the state of t	To the second se	where the second section and the section and the second section and the section and	Ву: _	\$1. AND SEC. OF SEC. O	THA POYIGUA	CCMPTROLLERS	CEPARTHON.
	endler an ear		All of management of the second		AC	DUNTING DATA		and the state of t	annon de compresentation de la compresentati	Salaran en
ACCTG.			The second section is a second		700	JOS CROEM	OPERATION ACCOUNT	מבאין בסטו	P FACILITY	ALIQUAT T
THE CY	PY	FUND	DEST.	ORC.	ACCOUNT	JUS GRUEN	Art of the second		access (p) 2-25 years as reservoir of 100 years	the section of the se
		SERVICE AND ADDRESS OF THE PARTY OF THE PART					Alikamentario esperiorio esperiori esperiorio esperiorio esperiorio esperiorio esperiorio esperiori			Accessed to the second
	-				yyyy	Lancence Co.	AND THE RESERVE OF THE PARTY OF	A STATE OF THE PARTY OF THE PAR	TO SECURITY AND ASSESSMENT OF THE PARTY OF T	MENTAL MOST TO A STATE AND INCOMES AND POST IN THE STATE OF STATE
		CONTRACTOR OF THE PARTY OF THE	The state of the s	2011000	for the second s	- Squitte service - continues and	A CONTRACTOR OF THE PARTY OF TH	TOTA	AL AMOUNT	animatica esta canada (per inter a incressionament sus a religional se destrutte e y religionament (per interes The control of the control of
attached re further contion the pur anticipated now actual otherwise i	esolu ify, h rpose I te c Ily in unen	tion, can be a conformity of said come into the the Treas combered.	e incorred way with the re postract, the re Treasury ury, tagethe	nmoult die verguirements t sufficient , to the ore or with the	or the Chai moneye to dit of the ap moneys ant	ter of the City meet the oblig propriation froi icipated to cor	of San Ole etions of	ego. that suff eald contract	ficient moneys of are actually	uthorized by the he in Diego; and I do he have been appropri- In the Treasury, or and that the said mo f said appropriation,
Not to Exce			And the second	Andrew Comments	<u>,00.000,000.</u>		energy consist of analytic filter of the de-	and represented the second		
Vendon	_	Metropolita	n Transit De	velopment	Board (MTC	)B)			der van State – die State de S	The state of the s
Purpose:		Perk-to-Ba	the expend y Link project ment Project	21 - L1121 91	ds for the ou rended MOL	irpose of provid I - East Village	ing paym Redevelo	ents for phas pment Distri	se II funding of	the construction of the Sub Area of Centre
		Lincaspieh			arage were activate a determination of the section	(Ny		Weihong	05/1/2	
Date:	,	KI-560-4	Dacemb	er 19, 200E	gy-	(D)	Articles distributions	AUDITOR	AND COMPTROLLE	TO DEPARTMENT
				an information with the Property of the Proper	and the state of t	ACCOUNTING DATA	COSRATI			A CONTRACTOR OF THE PARTY OF TH
ACCTS.	CY PY	FUND	DEFT	ORG.	ACCOUNT	JOB ORDER	ACCOUN	T BENE! E	QUIP FACILITY	\$2,000,0 <u>00</u> .
001	0	96970	97855	2009	8030	002009			CONTRACTOR OF THE PROPERTY OF	Section — The second section by the second section of the section
MINER TO SECRETARION AND ASSESSMENT	NONE E	Second Commence of the commenc	- Indian transcensor space or russ			The state of the s				CATAMORECUMON ON GEORGE RESISTANCE OF THE PROSECULAR THE WAY OF THE SECOND COMMENTS.
		· ····································								\$2.000,0 <u>0</u> 0
-	********	1	J	- American	pproducer and management and a second			"["	DTAL AMOUNT	FUND OVERSI

AC-381 (REV 2-92)

## **FINDINGS**

SUBJECT IMPROVEMENTS:

CONSTRUCTION OF PUBLIC IMPROVEMENTS FOR Phase II—Park-to-Bay Project for transit and urban right-of-way public improvements along the Park Boulevard corridor between C and G streets in the Centre City Redevelopment Project Area.

### I. FINDINGS OF BENEFIT

The subject improvements for which the Redevelopment Agency of the City of San Diego (Agency) proposes to pay will benefit the East Village and Core Redevelopment Districts of the Expansion Sub Area of the Centre City Redevelopment Project or the immediate neighborhood in which the Project area is located in that:

- A. These improvements are within the East Village and Core Redevelopment Districts of the Centre City Redevelopment Project, adjacent to properties that have been redeveloped and/or have designated as historic and undeveloped properties.
- B. Transit and urban public right-of-way improvements are planned along the corridor of Park Boulevard between C and G streets. The improvements will enhance the area for the benefit of nearby users as well as new residents.
- C. The installation of off-site improvements will remove physical obstructions and correct adverse health and safety conditions.
- D. The transit and urban public right-off-way improvements will act as a catalyst providing an incentive for private investment in the rehabilitation of the area.

# II. NO OTHER REASONABLE MEANS OF FINANCING

There are no other reasonable means available to the community for financing the subject improvements for which the Agency proposes to pay in that:

# City of San Diego

A. The Fiscal Year 2006 Budget for the City of San Diego (City) decreased approximately 4.7%. The decrease includes Special Revenue, water and sewer, tax funds, General and revenue funds from other Agencies. Over the last several years, as the City's CIP has grown and revenues have leveled off, the City has developed phase funding to use available cash and minimize the issuance of bond proceeds. This is a means whereby large projects may be budgeted and contracted for in an efficient manner that maximizes the City's use of available funds.

- B. The City's capital improvement budget is funded primarily with water and sewer fees, developer impact fees, grant funds, enterprise fund revenues, Facility Benefit Assessment funds, Gas Tax and Transnet funds. The Fiscal Year 2006 Capital Improvement Program Budget decreased 38.8% from the Fiscal Year 2005 Budget. The Fiscal Year 2006 CIP Budget provides for the sewer upgrade of the City's Metropolitan and Municipal Wastewater System, water projects, Parks and Recreation projects, library projects, transportation projects and special projects. This is mainly attributable to the City temporarily being unable to access the bond market.
- C. Most major tax revenue categories continue to show signs of growth. Moderate growth is anticipated for most Fiscal Year 2006 major revenues. The economic growth rates for major revenue categories are: property tax (7.5%), sales tax (4.5%), Transient Occupancy Tax (5.0%) and franchise fees (7.5%).
- D. The City's Fiscal Year 2006 Capital Improvements Budget (CIP) is embodied in Volumes IV and V of the City's Budget. The Agency's Fiscal Year 2006 Program Budget was adopted on June 20, 2005. The CIP and the Agency's Budget were developed in accordance with City and Council Policy, and each project activity was evaluated and incorporated in the respective budgets. Projects are funded based on need and the availability of appropriate funding sources. The City's CIP Budget totals \$356.9 million, a decrease of \$128.8 million over Fiscal Year 2005.

## III. ELIMINATION OF BLIGHTING CONDITIONS

The payment of funds toward the cost of the construction and installation of the subject improvements will assist in the elimination of one or more blighting conditions inside the Centre City Redevelopment Project area, and the proposed improvements are consistent with the Implementation Plan adopted for the Project pursuant to Health and Safety Code 33490, in that:

- A. The improvements will enhance the public right of way and replace inadequate or missing public improvements. The proposed improvements will remove and replace these adverse conditions, upgrading to match the improvements on nearby streets. The transit improvements and urban public right-of-way improvements will complete the Park-to-Bay-Link project.
- B. Street trees will be added to further enhance the aesthetic quality of the street and the location of street light standards will be adjusted and added so as to increase the level of lighting along the public sidewalks.
- C. The improvements will act as a catalyst providing an incentive for private investment, thereby contributing to the removal of economic blight.

- B. The City's capital improvement budget is funded primarily with water and sewer fees, developer impact fees, grant funds, enterprise fund revenues, Facility Benefit Assessment funds, Gas Tax and Transnet funds. The Fiscal Year 2006 Capital Improvement Program Budget decreased 38.8% from the Fiscal Year 2005 Budget. The Fiscal Year 2006 CIP Budget provides for the sewer upgrade of the City's Metropolitan and Municipal Wastewater System, water projects, Parks and Recreation projects, library projects, transportation projects and special projects. This is mainly attributable to the City temporarily being unable to access the bond market.
- C. Most major tax revenue categories continue to show signs of growth. Moderate growth is anticipated for most Fiscal Year 2006 major revenues. The economic growth rates for major revenue categories are: property tax (7.5%), sales tax (4.5%), Transient Occupancy Tax (5.0%) and franchise fees (7.5%).
- D. The City's Fiscal Year 2006 Capital Improvements Budget (CIP) is embodied in Volumes IV and V of the City's Budget. The Agency's Fiscal Year 2006 Program Budget was adopted on June 20, 2005. The CIP and the Agency's Budget were developed in accordance with City and Council Policy, and each project activity was evaluated and incorporated in the respective budgets. Projects are funded based on need and the availability of appropriate funding sources. The City's CIP Budget totals \$356.9 million, a decrease of \$128.8 million over Fiscal Year 2005.

# III. ELIMINATION OF BLIGHTING CONDITIONS

The payment of funds toward the cost of the construction and installation of the subject improvements will assist in the elimination of one or more blighting conditions inside the Centre City Redevelopment Project area, and the proposed improvements are consistent with the Implementation Plan adopted for the Project pursuant to Health and Safety Code 33490, in that:

- A. The improvements will enhance the public right of way and replace inadequate or missing public improvements. The proposed improvements will remove and replace these adverse conditions, upgrading to match the improvements on nearby streets. The transit improvements and urban public right-of-way improvements will complete the Park-to-Bay-Link project.
- B. Street trees will be added to further enhance the aesthetic quality of the street and the location of street light standards will be adjusted and added so as to increase the level of lighting along the public sidewalks.
- C. The improvements will act as a catalyst providing an incentive for private investment, thereby contributing to the removal of economic blight.

- D. The improvements provide improved pedestrian access to public and private properties.
- E. "Completion of off-site improvements in this area is a means to contribute to blight removal by replacing inadequate public improvements" is included in the work program of the Implementation Plan adopted June 21, 1994 pursuant to Health and Safety Code 33490.

Passed by the Redevelopment Age	ency of The City	of San Diego on	JAN 2 4 20	06, by the	
following vote:			,	/ /	
Agency Members	Yeas	Nays	Not Present	Ineligible	
Scott Peters					
Kevin Faulconer	$\mathbb{Z}_{\mathbb{Z}}$				
Toni Atkins	$\mathbb{Z}_{\ell}$				
Anthony Young	$\mathbb{Z}_{/}$				
Brian Maienschein	$\mathbb{Z}_{/}$				
Donna Frye	$\mathbb{Z}_{\ell}$				
Jim Madaffer	7				
Ben Hueso	abla				
Date of final passage	3 0 2006	<b>-</b> .	JERRY SAN	DERS	
AUTHENTICATED BY:	- Allegations	Executive Di		of San Diego, Californ	 ia.
(Seal)	В		ELIZABETH S. of The City of San	Diego, California.	eputy

Office of the Redevelopment Agency, San Diego, California

Resolution Number

03990