

REDEVELOPMENT AGENCY OF  
THE CITY OF SAN DIEGO

RESOLUTION NUMBER R- 03990  
DATE OF FINAL PASSAGE JAN 30 2006

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—PARK-TO-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 Park-to-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 State and local law requirements; NOW, THEREFORE,

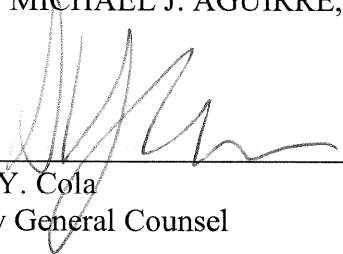
BE IT RESOLVED, by the Redevelopment Agency of the City of San Diego, as follows:

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;
4. That the proposed improvements are consistent with the Implementation Plan adopted for the Project Area pursuant to Health and Safety Code 33490.

APPROVED: MICHAEL J. AGUIRRE, General Counsel

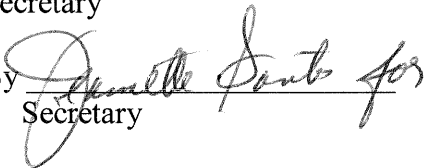
By

  
 \_\_\_\_\_  
 Susan Y. Cola  
 Deputy General Counsel

SYC:mm  
 12/20/05  
 01/19/06 Corr.Copy  
 Or.Dept: Redev. Agency  
 RA-2006-66  
 MMS#2858

I hereby certify that the foregoing Resolution was passed by the Redevelopment Agency of the City of San Diego, at its meeting of JAN 24 2006.

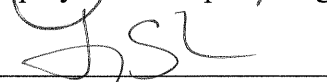
ELIZABETH S. MALAND  
 Secretary

By   
 \_\_\_\_\_  
 Secretary

Jeannette Santos, Deputy Redevelopment Agency

By   
 \_\_\_\_\_  
 Deputy Redevelopment Agency

Approved: 1-30-06  
 \_\_\_\_\_  
 (date)

  
 \_\_\_\_\_  
 JERRY SANDERS, Executive Director

Vetoed: \_\_\_\_\_  
 (date)

\_\_\_\_\_  
 JERRY SANDERS, Executive Director



## 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-of-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%).
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- 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 Agency of The City of San Diego on JAN 24 2006, by the following vote:

Agency Members	Yeas	Nays	Not Present	Ineligible
Scott Peters	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Kevin Faulconer	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Toni Atkins	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Anthony Young	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Brian Maienschein	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Donna Frye	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Jim Madaffer	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ben Hueso	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Date of final passage JAN 30 2006

AUTHENTICATED BY:

JERRY SANDERS  
Executive Director of The City of San Diego, California.

(Seal)

ELIZABETH S. MALAND  
Secretary of The City of San Diego, California.

By *Jamette J. Post*, Deputy

Office of the Redevelopment Agency, San Diego, California

Resolution Number R 03990