

RA#1
Item 142
3/7/06
(RA-2006-82)

REDEVELOPMENT AGENCY OF

THE CITY OF SAN DIEGO

RESOLUTION NUMBER R-04003

DATE OF FINAL PASSAGE MAR 15 2006

A RESOLUTION OF THE REDEVELOPMENT AGENCY OF THE CITY OF SAN DIEGO MAKING CERTAIN FINDINGS WITH RESPECT TO THE FUNDING FOR THE MID-CITY TRANSIT GATEWAYS PROJECT IN THE CITY HEIGHTS REDEVELOPMENT PROJECT AREA AND APPROVING THE TRANSFER OF CITY HEIGHTS REDEVELOPMENT FUNDS IN THE AMOUNT OF \$100,000 TO THE CAPITAL IMPROVEMENT PROGRAM BUDGET NO. 39-232.0.

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

WHEREAS, one activity identified in the Implementation Plan for the City of San Diego City Heights Redevelopment Project is the construction of redevelopment projects in the vicinity of the 1-15 Freeway corridor, and

WHEREAS, the City of San Diego is managing the construction of improvements on both bridge decks located over 1-15 on University Avenue and El Cajon Boulevard, and

WHEREAS, the cost increases in the Mid-City Transit Gateways Project have exceeded available City funding sources, and

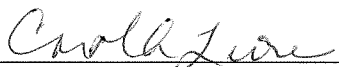
WHEREAS, the Agency proposes to contribute up to \$100,000 from City Heights Redevelopment tax increment funds to facilitate the completion of the Mid-City Transit Gateways Project; NOW, THEREFORE,

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

1. That the Redevelopment Agency finds and determines that the construction of the Mid-City Transit Gateways Project, for which the Agency proposes to contribute funding: is of benefit to the City Heights Redevelopment Project; will assist in the elimination of one or more blighting conditions within the City Heights Redevelopment Project Area; has no other reasonable means of financing available to it; and is consistent with the Implementation Plan for the City Heights Redevelopment Project, as adopted and thereafter amended by the Agency pursuant to California Health and Safety Code section 33490. These findings are set forth in more detail in Attachment 1.
2. That the Redevelopment Agency approves the expenditure of up to \$100,000 from City Heights Redevelopment tax increment, Fund 98200, and the transfer of those funds to the Capital Improvement Program Budget No 39-232.0 for the purpose of constructing the Mid-City Transit Gateways Project.

BE IT FURTHER RESOLVED, that this project is categorically exempt from CEQA per State CEQA Guidelines Section 15303.


APPROVED: MICHAEL J. AGUIRRE, General Counsel

By 

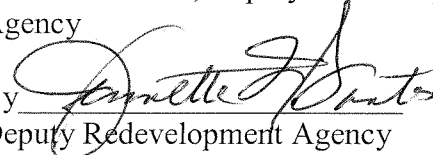
Carol A. Leone
Deputy General Counsel

I hereby certify that the foregoing Resolution was passed by the Redevelopment Agency of the City of San Diego, at its meeting of MAR 07 2006.

ELIZABETH S. MALAND
Secretary

By 
Secretary

Jeannette Santos, Deputy Redevelopment
Agency

By 
Deputy Redevelopment Agency

Approved: 3.15.06
(date)


JERRY SANDERS, Executive Director

Vetoed: _____
(date)

JERRY SANDERS, Executive Director

CAL:cfq
02/14/06
Or.Dept: C&ED RA
Aud.Cert: 2600601
RA-2006-82
Comp. to Council R-2006-714
MMS#3042

ATTACHMENT NO. 1
FINDINGS

The following findings relate to the Mid-City Transit Gateways Project, specifically the bridge decks located over the I-15 located on University Avenue and El Cajon Boulevard, in the City Heights 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 City Heights Redevelopment Project Area in that:

- A. Improvements to the medians on El Cajon Boulevard. between I-15 and 43rd Street have been completed as part of Phase 1. In addition, Phase 2 of the project will enhance the freeway bridge decks over I-15 at El Cajon Boulevard and University Avenue with lighted transit shelters and seating, noise attenuation panels, rest rooms, concession structures, enhanced paving and community identification signage.
- B. These Improvements will enhance the pedestrian environment, create a pleasing and welcoming transit plaza for riders of public transportation and contribute to a sense of community identity.
- C. The improvements will also improve community image, strengthen the economic viability of the adjacent business district and provide an incentive for private investment and improved maintenance in the surrounding neighborhood.

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 Mid-City Transit Gateways Project, which include the enhancement of both bridge decks located over I-15 on University Avenue and El Cajon Boulevard has been funded with a Federal TEA21 enhancement grant of \$4,255,000 and a City TransNet match of \$534,000.
- B. Due to the rising cost of construction materials, costs have escalated causing a budget shortfall. Unforeseen conditions have also arisen from inaccurate as-builts for sewer and electrical lines, and architectural design flaws. Numerous construction change orders have had to be completed

which have increased the contingency component of the project. The budget shortfall is now at \$100,000 which is needed to complete the project and have a fully functional transit shelter with comfort stations.

- C. Revenue forecasts for Fiscal Year 2006 suggest that the rate of growth of the City's primary sources of revenue is expected to be less than Fiscal Year 2005. General Fund revenues are not expected to keep pace with General Fund expenditures.
- D. The City's Fiscal Year 2006 CIP Budget is embodied in Volumes IV and V of the City's Proposed Budget. The Agency's Fiscal Year 2006 Program Budget was adopted June 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 \$389.7 million, a decrease of \$193.6 million over Fiscal Year 2005. This is in part due to the City's absence from the bond market.
- E. Revenue forecasts for Fiscal Year 2006 suggest that the rate of growth of the City's primary sources of revenue is expected to be less than the Fiscal Year 2005. General Fund revenues are not expected to keep pace with General Fund expenditures.

III. ELIMINATION OF BLIGHTING CONDITIONS

The payment of Agency funds toward the cost of the construction of the subject improvements will assist in the elimination of blighting conditions inside the City Heights Redevelopment Project Area and the proposed improvements are consistent with the Implementation Plan for the City Heights Redevelopment Project, adopted for the Project Area pursuant to Health and Safety Code Section 33490, in that:

- A. Deterioration exists of infrastructure facilities installed with the original development of the area, as much as 80 years ago, resulting in insufficiencies and widespread deteriorated conditions in streets, alleyway paving, storm drains, sidewalks, lighting and landscaping.
- B. Population growth is overtaxing public facilities such as recreation facilities and transportation infrastructure.

**The City of San Diego
CERTIFICATE OF CITY AUDITOR AND COMPTROLLER**

CERTIFICATE OF UNALLOTTED BALANCE

AC 2600601

ORIGINATING

DEPT. NO.: 10275

I HEREBY CERTIFY that the money required for the allotment of funds for the purpose set forth in the foregoing resolution is available in the Treasury, or is anticipated to come into the Treasury, and is otherwise unallotted.

Amount: \$100,000.00 Fund: 98200 / 98204

Purpose: Authorizing the expenditure of funds for the purpose of transferring the funds to the FY2006 Capital Improvement Program Budget, CIP No. 39-232.0, for the Mid City Transit Gateways project.

Date: February 10, 2006 By: Weihong Dai
AUDITOR AND COMPTROLLER'S DEPARTMENT

ACCOUNTING DATA

| ACCTG. LINE | CY PY | FUND | DEPT | ORG. | ACCOUNT | JOB ORDER | OPERATION ACCOUNT | BENF/ | EQUIP | FACILITY | AMOUNT |
|--------------|-------|-------|------|------|---------|-----------|-------------------|-------|-------|----------|--------------|
| 001 | 0 | 98200 | 9823 | 4001 | 4881 | 392320 | | | | | \$100,000.00 |
| | | | | | | | | | | | |
| | | | | | | | | | | | |
| | | | | | | | | | | | |
| TOTAL AMOUNT | | | | | | | | | | | \$100,000.00 |

FUND OVERRIDE

CERTIFICATION OF UNENCUMBERED BALANCE

I HEREBY CERTIFY that the indebtedness and obligation to be incurred by the contract or agreement authorized by the hereto attached resolution, can be incurred without the violation of any of the provisions of the Charter of the City of San Diego; and I do hereby further certify, in conformity with the requirements of the Charter of the City of San Diego, that sufficient moneys have been appropriated for the purpose of said contract, that sufficient moneys to meet the obligations of said contract are actually in the Treasury, or are anticipated to come into the Treasury, to the credit of the appropriation from which the same are to be drawn, and that the said money now actually in the Treasury, together with the moneys anticipated to come into the Treasury, to the credit of said appropriation, are otherwise unencumbered.

Not to Exceed: _____

Vendor: _____

Purpose: _____

Date: _____ By: Weihong Dai
AUDITOR AND COMPTROLLER'S DEPARTMENT

ACCOUNTING DATA

| ACCTG. LINE | CY PY | FUND | DEPT | ORG. | ACCOUNT | JOB ORDER | OPERATION ACCOUNT | BENF/ | EQUIP | FACILITY | AMOUNT |
|--------------|-------|------|------|------|---------|-----------|-------------------|-------|-------|----------|--------|
| | | | | | | | | | | | |
| | | | | | | | | | | | |
| | | | | | | | | | | | |
| | | | | | | | | | | | |
| TOTAL AMOUNT | | | | | | | | | | | |

FUND OVERRIDE

Passed by the Redevelopment Agency of The City of San Diego on MAR 07 2006, by the following vote:

| Agency Members | Yeas | Nays | Not Present | Ineligible |
|-------------------|-------------------------------------|--------------------------|-------------------------------------|--------------------------|
| Scott Peters | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" 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 type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Ben Hueso | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Date of final passage MAR 15 2006

AUTHENTICATED BY:

JERRY SANDERS

Executive Director of The City of San Diego, California.

ELIZABETH S. MALAND

Secretary of The City of San Diego, California.

(Seal)

By , Deputy

Office of the Redevelopment Agency, San Diego, California

Resolution Number R-04003