

Items 1, 2, 3, 4 & 6  
RA Mtg 6/12/07  
(RA-2007-108)

REDEVELOPMENT AGENCY OF

THE CITY OF SAN DIEGO

RESOLUTION NUMBER R- 04150

DATE OF FINAL PASSAGE JUN 27 2007

A RESOLUTION OF THE REDEVELOPMENT AGENCY OF THE CITY OF SAN DIEGO AUTHORIZING EXPENDITURE OF FUNDS AND MAKING CERTAIN FINDINGS WITH RESPECT TO THE CONSTRUCTION OF ON-SITE AND OFF-SITE IMPROVEMENTS FOR THE CORTEZ HILL FAMILY CENTER PROJECT-PHASE TWO PROJECT LOCATED IN THE CORTEZ REDEVELOPMENT DISTRICT OF THE EXPANSION SUB AREA OF THE CENTRE CITY REDEVELOPMENT PROJECT.

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 Cortez Redevelopment District of the Expansion Sub Area of the Centre City Redevelopment Project ["Project Area"]; and

WHEREAS, the Centre City Development Corporation ["Corporation"], on behalf of the Agency, is responsible for implementing redevelopment projects in the Project Area; and

WHEREAS, the Agency desires to proceed with the development of the Cortez Hill Family Center Project (Phase Two) ["Project"], which will consist of an approximately 6,661 square-foot structure located at 1449 Ninth Avenue in the Cortez Redevelopment District that will provide housing and services for homeless families with children; and

WHEREAS, in order to implement the development of the Project, the Corporation has reviewed and recommends that the Agency consent to and authorize the Corporation to bid the construction of the on-site and off-site improvements for the Project; NOW, THEREFORE,

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

1. That the Agency accept the transfer of \$150,753 from City Fund #10249 to Redevelopment Agency Fund #98881 for construction of the Project.
2. That the Agency determine that the construction of the on-site and off-site improvements for the Project for which the Agency proposes to pay are of benefit to the Project Area, that no other reasonable means for financing the proposed Project for which the Agency proposes to pay are available to the community, that the payment of funds will assist in the elimination of blighting conditions inside the Project Area, and that the Project is consistent with the Implementation Plan adopted for the Project Area, pursuant to Health and Safety Code 33490. These findings are more fully described in Attachment A hereto.
3. That the Corporation, on behalf of the Agency, is authorized to advertise and receive bids for construction of on-site improvements and off-site improvements for the Project in the Project Area.
4. That the Executive Director of the Agency, or designee, is authorized to award the contract to the lowest qualified bidder, provided the bid is within the established budget.
5. That the Corporation, on behalf of the Agency, is authorized to administer said contract.
6. That the total amount of compensation under the contract shall not exceed Four Million, One Hundred Thousand Dollars (\$4,100,000).

APPROVED: MICHAEL J. AGUIRRE, General Counsel

By

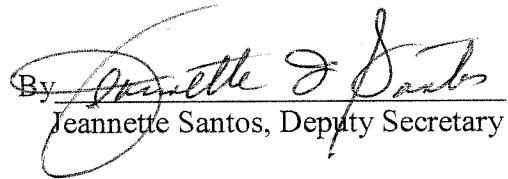
  
\_\_\_\_\_

Carol A. Leone  
Deputy Counsel

CAL:cfq  
05/08/07  
Or.Dept:CCDC  
Aud.Cert:  
RA-2007-108  
Council:Companion R-2007-1086  
MMS#4602

I hereby certify that the foregoing Resolution was passed by the Redevelopment Agency of the City of San Diego, at its meeting of JUN 12 2007.

REDEVELOPMENT AGENCY

By   
Jeannette Santos, Deputy Secretary

Approved: 6-27-07  
(date)

  
JERRY SANDERS, Executive Director

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

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

## ATTACHMENT A

### FINDINGS

#### SUBJECT IMPROVEMENTS:

REQUEST TO BID THE CONSTRUCTION OF THE CORTEZ HILL FAMILY CENTER (PHASE 2) – CORTEZ REDEVELOPMENT DISTRICT OF THE EXPANSION SUB AREA OF THE CENTRE CITY REDEVELOPMENT PROJECT

#### I. FINDINGS OF BENEFIT

The subject improvements for which the Redevelopment Agency of the City of San Diego (the “Agency”) proposes to pay will benefit the Centre City Redevelopment Project or the immediate neighborhood in which the Project area is located in that:

- A. The downtown area is heavily impacted by urban homelessness, so the proposed addition of a kitchen, dining room, offices and play area to an existing homeless housing facility will allow the facility to better serve its residents and the neighborhood by providing a more appropriate environment for families with children, increasing space for supportive services leading to self-sufficiency, and creating more homeless housing when rooms currently used as offices are converted to housing units.
- B. These improvements are within the Cortez Redevelopment District of the Expansion Sub Area of the Centre City Redevelopment Project, adjacent to underdeveloped properties and/or properties that have been designated as historic and will not likely be redeveloped in the near future.
- C. The construction of the project on the site located at Beech Street and Ninth Avenue will occur in the Cortez Redevelopment District of the Expansion Sub Area of the Centre City Redevelopment Project. The improvements will enhance portions of the above-mentioned redevelopment district for the benefit of nearby users as well as residents.
- D. The installation of public improvements will correct certain adverse health and safety conditions.
- E. The building and public improvements will act as a catalyst providing an incentive for private investment in the rehabilitation of the adjacent areas.
- F. The Project will create unique “sense of community” areas.
- G. The Project will encourage pedestrian uses.

- H. Revitalizing the above-mentioned district by upgrading the public right of way with street furnishings including trees, lights, and enhanced sidewalk paving.

## 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 2007 Budget for the City of San Diego (City) increased approximately .14% from \$2.552 billion to \$2.556 billion. 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 2007 Capital Improvement Program Budget decreased 25% from the Fiscal Year 2006 Budget. The Fiscal Year 2007 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 2007 major revenues which are composed of property tax, sales tax, transient occupancy tax, franchise fees and other miscellaneous revenues.
- D. The Agency's Fiscal Year 2007 Capital Improvements Budget (CIP) was adopted on May 31, 2006. 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.
- E. The City's CIP Budget totals \$293.7 million, a decrease of \$95.9 million over Fiscal Year 2006.

### 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 Cortez Redevelopment District of the Expansion Sub Area of the Centre City Redevelopment Project, 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 neighborhood and replace inadequate public improvements. The proposed off-site improvements will remove and replace these adverse conditions, upgrading to match the improvements on nearby streets. The building improvements will complete the City's commitment to the community, and remove the on-site blighting conditions which currently exist.
- B. The improvements will act as a catalyst providing an incentive for private investment, thereby contributing to the removal of economic blight.
- C. The location of streetlight standards will be adjusted and added to increase the level of lighting along the public sidewalks and streets.
- D. "Improvements to existing water and sewer lines, streets, sidewalks, parkways, and lighting in the public right-of-way" as a means to contribute to blight removal is included on page 4 of the work program of the Implementation Plan adopted June 15, 2004 pursuant to Health and Safety Code 33490.

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

**CERTIFICATE OF UNALLOTTED BALANCE**

AC 2700773

ORIGINATING DEPT. NO.: 9960

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: \$4,100,000.00

Purpose: Authorizing the expenditure of funds for construction of the Cortez Hill Family Center - Phase Two Project. Authorizing the Centre City Development Corporation, on behalf of the Agency, to advertize and receive bids for the construction of the Project.

Date: May 24, 2007

By: Larissa Kogay

*Larissa Kogay*  
 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	98881	98881	20092	6030	004211				\$3,813,277.00
002	0	98881	988831	20092	6030	004211				286,723.00
TOTAL AMOUNT										\$4,100,000.00

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.

Date: \_\_\_\_\_

By: \_\_\_\_\_

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 JUN 12 2007, 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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Date of final passage JUN 27 2007

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 *Janette J. Santos*, Deputy

Office of the Redevelopment Agency, San Diego, California.

Resolution Number R- 04150