

KA#7 RA #10
9/11/07

(RA-2008-23)

REDEVELOPMENT AGENCY OF

THE CITY OF SAN DIEGO

RESOLUTION NUMBER R- 04198

DATE OF FINAL PASSAGE SEP 20 2007

A RESOLUTION OF THE REDEVELOPMENT AGENCY OF THE CITY OF SAN DIEGO MAKING CERTAIN FINDINGS WITH RESPECT TO FUNDING THE UNIVERSITY AVENUE STREETLIGHTS INSTALLATION PROJECT IN THE CROSSROADS REDEVELOPMENT PROJECT AREA AND APPROVING THE TRANSFER OF REDEVELOPMENT AGENCY FUNDS FOR THE CONSTRUCTION OF THE IMPROVEMENTS.

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 Crossroads Redevelopment Project Area [Project Area]; and

WHEREAS, the Agency funds projects to improve economic and physical conditions in designated areas of the city of San Diego; and

WHEREAS, Agency and the City of San Diego [City] desire to cooperate in the construction of public improvements designed to enhance the appearance, functionality, and safety of existing conditions; and

WHEREAS, Agency wishes to contribute funds in an amount not to exceed \$500,000 for the purpose of installing new streetlights [Project] within the Project Area to serve the community's lighting and safety needs for residents and visitors; and

WHEREAS, the City of San Diego will manage the installation of streetlights within the Project Area; and

WHEREAS, the Redevelopment Agency of the City of San Diego [Agency] proposes to contribute up to \$500,000 from Crossroads Redevelopment funds to assist the City's installation of streetlights within the Project Area; NOW, THEREFORE,

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

1. The Agency finds and determines that the installation of streetlights within the Crossroads Redevelopment Project Area, for which the Agency proposes to contribute funding, is consistent with the Implementation Plan for the Project Area adopted pursuant to Community Redevelopment Law Section 33490; is of benefit to the Crossroads Redevelopment Project Area; that no other reasonable means of financing the Project is available to the community; and that payment of Agency funds for the costs of the improvements will assist in the elimination of one or more blighting conditions inside the Project Area, all as more fully described in the Attachment hereto.
2. That the Executive Director, or designee, is authorized to contribute up to \$500,000 from Crossroads Redevelopment Project Area funds to the City of San Diego Capital Improvements Program budget No. 52-762.0 to be used for the purpose of the installation of streetlights within the Crossroads Redevelopment Project Area.

BE IT FURTHER RESOLVED that this action is categorically exempt from the California Environmental Quality Act [CEQA], pursuant to CEQA Guidelines section 15301(c).

APPROVED: MICHAEL J. AGUIRRE, General Counsel

By Carol A. Leone
Carol A. Leone
Deputy Counsel

CAL:cfq
08/13/07
Or.Dept:R.A.
RA-2008-23
MMS#5070
Council:Companion R-2008-130

I hereby certify that the foregoing Resolution was passed by the Redevelopment Agency of the City of San Diego, at its meeting of SEP 11 2007.

REDEVELOPMENT AGENCY

By Jeannette Santos
Jeannette Santos, Deputy Secretary

Approved: 9-20-07
(date)

Jerry Sanders
JERRY SANDERS, Executive Director

Vetoed: _____
(date)

JERRY SANDERS, Executive Director

**Special Findings
(Health & Safety Code § 33445)
Crossroads Redevelopment Project Area**

SUBJECT IMPROVEMENTS:

Streetlights along University Avenue (University Avenue from 54th Street to 68th Street)

The following findings are for a Streetlight Project along University Avenue – within the Crossroads Redevelopment Project Area.

I. FINDINGS OF BENEFIT

The subject Project for which the Redevelopment Agency of the City of San Diego (“Agency”) proposes to pay will benefit the Crossroads Redevelopment Project Area in that:

- A. The Project is within the Crossroads Redevelopment Project.
- B. The Project will enhance portions of the Crossroads Redevelopment Project Area for the benefit of residents, visitors, and merchants.
- C. The Project will improve the pedestrian safety needs of residents and visitors by meeting the current City standard for transit corridor lighting requirements.

II. NO OTHER REASONABLE MEANS OF FINANCING

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

City of San Diego

- A. The City’s Capital Improvement Budget is funded primarily with water and sewer fees, a half-cent local sales tax for transportation improvements, development impact fees, State and Federal grants and/or the issuance of bonds. The Fiscal Year 2008 Capital Improvements Program (CIP) Budget totals \$454.6 million, which is an increase of \$160.9 million from the Fiscal Year 2007 Annual Budget. In Fiscal Year 2007, the Water and Metropolitan Wastewater Department received rate increases. That increased the Fiscal Year 2008 Proposed CIP Budget by approximately \$175.7 million from the Fiscal Year 2007 Annual Budget. Excluding the rate increase and related projects the Fiscal Year 2008 Proposed CIP Budget has decreased \$14.8 million from the Fiscal Year 2007 Annual Budget.

- B. The Agency's Budget was developed in accordance with City and Council Policy, and each project activity was evaluated and incorporated in the respective budgets. The Fiscal Year 2008 Annual Budget for City Redevelopment totals \$128.2 million. Of this amount, \$91.4 million is comprised of new funds with \$36.8 million carrying over from the previous year. The Agency is in the process of securing \$70.0 million three-year line of credit through San Diego National Bank. This line of credit will be drawn upon to cover an estimated \$47.0 million of redevelopment project expenditures during Fiscal Year 2008. Tax increment to be generated in Fiscal Year 2008 in the City Redevelopment areas is estimated to exceed \$39.2 million or \$0.2 million less than Fiscal Year 2007 Annual Budgeted levels.
- C. The cost of this Project along University Avenue is approximately \$500,000 (estimate). There are currently no funds allocated in the 2008 CIP Annual Budget to fund this Project. The Redevelopment Agency shall contribute up to \$500,000 of Crossroads Redevelopment Project Area tax increment funds to finance this Project.
- D. Revenue forecasts for Fiscal Year 2008 suggest that the rate of growth of the City's primary sources of revenue is expected to continue to show growth, though at a slower pace, and is expected to exceed the State and national economic trends from Fiscal Year 2007.

II. ELIMINATION OF BLIGHTING CONDITIONS

The payment of Agency funds toward the cost of the Project will assist in the elimination of one or more blighting conditions inside the Crossroads Redevelopment Project Area in that:

- A. The Project will help to eliminate physical blight conditions in that the improvements will correct and upgrade substandard and deteriorated infrastructure and will improve pedestrian safety by meeting current City standards for transit corridor lighting requirements.
- B. The Project will upgrade deficient public right-of-way space with additional lighting which will improve the image of the University Avenue commercial/transit area (54th Street to 68th Street) within the Mid-City Communities, Eastern Planning Area and Crossroads Development Project Area.
- C. The Project will upgrade public infrastructure that does not meet City's street lighting standards for commercial, business and transit corridors.

- D. The Project will help eliminate economic blight conditions in that the neighborhood will be enhanced with crime-deterrent lighting and provide incentive for private investment and improved maintenance in the surrounding area.

III. FINDINGS OF CONSISTENCY WITH IMPLEMENTATION PLAN

The payment of Agency funds toward the cost of the Project is consistent with the First Five-Year Implementation Plan for the Project Area, adopted pursuant to Health and Safety Code Section 33490, in that:

- A. The Project is consistent with the First FiveYear Implementation Plan for the Crossroads Redevelopment Project, which is recorded with the Agency as Document No. D-03613 and dated May 6, 2003, in that the Project addresses the Implementation Plan's specific goals and objectives including:
 - i. Eliminate and prevent the spread of blight and deterioration, and redevelop the proposed Redevelopment Project Area in accordance with the General Plan, applicable community plans, this Plan, and local codes and ordinances;
 - ii. Improve public infrastructure and undertake other public improvements in, and of benefit to, the Project Area, such as under grounding electrical distribution lines and telephone lines along major streets, widening, reducing or otherwise modifying existing roadways or creating additional streets, walkways, and paths for proper pedestrian and/or vehicular circulation;
 - iii. Create an attractive, safe and pleasant environment within the Project Area.

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

CERTIFICATE OF UNALLOTTED BALANCE

AC 2800121

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: _____ Fund: _____

Purpose: _____

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

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: \$500,000.00

Vendor: City of San Diego

Purpose: To authorize the transfer of \$500,000 from the Redevelopment Agency to the City of San Diego for installation of streetlights (CIP 52-762.0) on University Avenue within the Crossroad Redevelopment Project Area.

Date: August 15, 2007

By: Francisco J Lopez

AUDITOR AND COMPTROLLER'S DEPARTMENT

ACCOUNTING DATA

ACCTG. LINE	CY PY	FUND	DEPT	4614	ACCOUNT	JOB ORDER	OPERATION ACCOUNT	BENF/	EQUIP	FACILITY	AMOUNT
01	0	98250	982502	4001	4881	010274					\$500,000.00
TOTAL AMOUNT											\$500,000.00

FUND OVERRIDE

AC 2800121

Passed by the Redevelopment Agency of The City of San Diego on SEP 11 2007, 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 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"/>

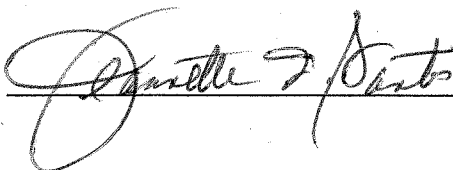
Date of final passage SEP 20 2007

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 , Deputy

Office of the Redevelopment Agency, San Diego, California

Resolution Number 04198