

REDEVELOPMENT AGENCY OF
THE CITY OF SAN DIEGO

RESOLUTION NUMBER R- 04323

DATE OF FINAL PASSAGE SEP 23 2008

A RESOLUTION OF THE REDEVELOPMENT AGENCY OF THE CITY OF SAN DIEGO AUTHORIZING THE CENTRE CITY DEVELOPMENT CORPORATION TO ADVERTISE AND RECEIVE BIDS AND TO AWARD AND ADMINISTER A CONTRACT FOR THE DEMOLITION OF THREE UNREINFORCED MASONRY BUILDINGS LOCATED AT 1335 MARKET STREET, 753 13TH STREET, AND 771 13TH STREET, CITY OF SAN DIEGO, IN THE EAST VILLAGE REDEVELOPMENT DISTRICT OF THE EXPANSION SUB AREA OF THE CENTRE CITY REDEVELOPMENT PROJECT, AND TO CONDUCT SAID PROCESSES TOGETHER WITH THE BIDDING AND DEMOLITION PROCESSES FOR DEMOLITION OF THE STRUCTURE LOCATED ON THE AGENCY-OWNED SITE AT 4332 UNIVERSITY AVENUE IN THE CITY HEIGHTS REDEVELOPMENT PROJECT AREA.

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 Area]; and

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

WHEREAS, in order to implement the Redevelopment Plan, the Agency previously approved the Implementation Plan for the period of July 2004 – June 2009 for the Centre City and Horton Plaza Redevelopment Projects; and

WHEREAS, the Implementation Plan identifies the need to eliminate blight and remove public safety hazards of potentially unstable buildings that are owned by the Agency within the Project Area; and

WHEREAS, the California Community Redevelopment Law at Section 33420 of the California Health and Safety Code authorizes the Agency to clear or move buildings, structures, or other improvements from any real property acquired; and

WHEREAS, the Agency acquired three separate 5,000 square-foot sites for future development located at 1335 Market Street, 753 13th Street, and 771 13th Street, City of San Diego, in the East Village Redevelopment District of the Expansion Sub Area of the Centre City Redevelopment Project; and

WHEREAS, each of the sites currently contains unreinforced masonry buildings [URM's] which the Agency proposes to demolish for compliance with mandatory provisions of the City of San Diego's URM Ordinance; and

WHEREAS, funds in the amount of \$96,000 are available in the Fiscal Year 2008-2009 Agency Parks Budget to demolish the structures located at 753 13th Street and 771 13th Street and funds in the amount of \$48,000 are available in the Fiscal Year 2008-2009 Agency Low and Moderate Income Housing Fund Budget to demolish the structure located at 1335 Market Street; and

WHEREAS, the Agency is concurrently proposing to engage, with the assistance of the Corporation, in the competitive bidding process and to award and administer a contract for demolition of the structure located on the Agency-owned site at 4332 University Avenue in the City Heights Redevelopment Project Area; and

WHEREAS, the Agency and the Corporation desire to join together the competitive bidding and demolition processes for demolition of all structures located on the four Agency-owned sites under the same demolition/construction contract; and

WHEREAS, the Agency has duly considered the bidding and demolition processes described above and the conditions of the proposed payments for demolition and believes that

the processes and the payment by the Agency of all or part of the cost of the proposed demolition are in the best interests of the City and the safety, morals, and welfare of its residents, and in accord 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 [Agency], as follows:

1. That the Agency authorizes the Corporation, on behalf of the Agency, to advertise and receive bids for demolition of the three unreinforced masonry buildings [URM's] located at 1335 Market Street, 753 13th Street, and 771 13th Street within the East Village Redevelopment District of the Expansion Sub Area of the Centre City Redevelopment Project, and to conduct said processes together with the bidding processes to be conducted by the Agency for demolition of the structure located on the Agency-owned site at 4332 University Avenue in the City Heights Redevelopment Project Area.

2. That the Agency authorizes the Agency's Executive Director or designee to award the demolition/construction contract to the lowest responsible bidder, together with the contract award process to be conducted by the Agency for demolition of the structure located on the Agency-owned site at 4332 University Avenue, provided that the bids for demolition of the three URM's located at 1335 Market Street, 753 13th Street, and 771 13th Street are within the established budget of \$144,000 and the contract shall not exceed \$144,000, and provided that all other requirements are met.

3. That the Agency authorizes the Agency's Executive Director or designee to execute the demolition/construction contract with the lowest responsible bidder.

4. That the Agency authorizes the Corporation, on behalf of the Agency, to administer the demolition/construction contract, together with the contract administration process

to be conducted by the Agency for demolition of the structure located on the Agency-owned site at 4332 University Avenue in the City Heights Redevelopment Project Area.

5. That the Agency finds and determines:

(a) That the proposed demolition for which the Agency proposes to pay the cost of using Agency funds is of benefit to the Centre City Redevelopment Project Area [Project Area] and the immediate neighborhood in which the Project Area is located;

(b) That no other reasonable means of financing the demolition is available to the community;

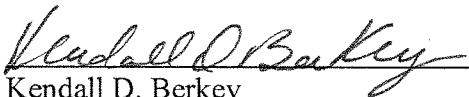
(c) That the payment of Agency funds for such demolition will assist in the elimination of blighting conditions inside the Project Area;

(d) That the proposed demolition is consistent with the Implementation Plan adopted for the Project Area pursuant to California Health and Safety Code Section 33490; and

(e) All of the findings set forth herein above are more fully described in the Findings of Benefit attached hereto as Attachment "A" and incorporated herein by this reference.

6. That the Agency finds and determines that this activity is categorically exempt from review under the California Environmental Quality Act [CEQA], Class 1, pursuant to CEQA Guidelines §15301.

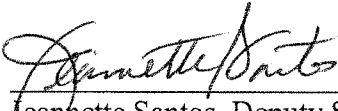
APPROVED: MICHAEL J. AGUIRRE, General Counsel

By 
Kendall D. Berkey
Deputy General Counsel

KDB:nda
08/29/08
Or.Dept:CCDC;Redev.Agency
RA-2009-16
MMS#6713
Comp. R-2009-242
RA-2009-17

I hereby certify that the foregoing Resolution was passed by the Redevelopment Agency of the City of San Diego, at its meeting of SEP 16 2008.

REDEVELOPMENT AGENCY

By: 
Jeannette Santos, Deputy Secretary

Approved: 9-23-08
(date)


JERRY SANDERS, Executive Director

Vetoed: _____
(date)

JERRY SANDERS, Executive Director

FINDINGS

SUBJECT IMPROVEMENTS:

REQUEST TO BID DEMOLITION OF THREE AGENCY OWNED URM BUILDINGS - EAST VILLAGE REDEVELOPMENT DISTRICT OF THE EXPANSION SUB AREA OF THE CENTRE CITY REDEVELOPMENT PROJECT

I. FINDINGS OF BENEFIT

The subject demolition for which the Redevelopment Agency of the City of San Diego ("Agency") proposes to pay will benefit the East Village Redevelopment District or the immediate neighborhood in which the Project area is located in that:

- A. This Project is within the East Village Redevelopment District of the Expansion Sub Area of the Centre City Redevelopment Project, on underdeveloped properties.
- B. The demolition of URM buildings will minimize liability and hazardous conditions and reduce loss of life/injury from the possibility of a potential building collapse. It will enhance the area for the benefit of residents.
- C. The elimination of blighting conditions will act as a catalyst providing an incentive for private investment in the rehabilitation of the surrounding areas.

II. NO OTHER REASONABLE MEANS OF FINANCING

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

City of San Diego

- A. The Fiscal Year 2009 Budget for the City of San Diego ("City") increased approximately 13% from \$2.916 billion to \$3.295 billion. Over the last several years, as the City's Capital Improvement Program ("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. The Fiscal Year 2009 Budget reflects General Fund Revenues and expenditures of \$1.19 billion, representing an increase of \$82.3 million or a 7.4% increase over the Fiscal Year 2008 Budget. The General Fund Budget also includes 7,477 positions, an increase of 219 positions over the Fiscal Year 2008 Budget. The net increase is due to the restructuring of the Engineering and Capital Projects Department from the Enterprise and Internal Service Funds to the General Fund.

- 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 2009 Capital Improvement Program Budget totals \$574 million, an increase of \$82.3 million from Fiscal Year 2008. The increase is primarily due to an increase in funding for capital projects addressing deferred maintenance needs. Despite the increase in the City's CIP Budget, it is estimated that the City's deferred maintenance and capital needs from Fiscal Year 2008, is \$800 million to \$900 million. The Fiscal Year 2009 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.

The Agency's Fiscal Year 2009 Program Budget was adopted on May 20, 2008. 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.

On June 9, 2008, during the Fiscal Year 2009 City Budget deliberations, the City Council voted to increase the receipt of Agency repayments to the City to facilitate funding certain City budget recommendations made by the Independent Budget Analyst (Report #08-57, May 30, 2008).

III. ELIMINATION OF BLIGHTING CONDITIONS

The payment of funds toward the cost of the demolition will assist in the elimination of one or more blighting conditions in the East Village Redevelopment District area and the proposed demolition is consistent with the Implementation Plan adopted for the Project pursuant to Health and Safety Code 33490, in that:

- A. The elimination of blighting conditions will enhance the neighborhood and facilitate the construction of a future park and low/mod affordable housing which will also replace inadequate public improvements. The proposed demolition will remove some of these adverse conditions.
- B. The improvements will act as a catalyst providing an incentive for private investment, thereby contributing to the removal of economic blight.

SEP 16 2008

Passed by the Redevelopment Agency of The City of San Diego on _____, 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 SEP 23 2008

AUTHENTICATED BY:

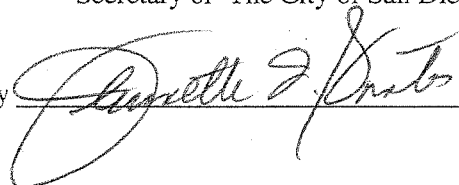
JERRY SANDERS

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-04323