

CITY COUNCIL
OF THE CITY OF SAN DIEGO

RESOLUTION NO. R-252063 (R.80-2374)

JUN 16 1980

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN DIEGO, CALIFORNIA, AUTHORIZING THE CITY'S SUBMISSION TO THE UNITED STATES HOUSING AND URBAN DEVELOPMENT DEPARTMENT, AN URBAN DEVELOPMENT ACTION GRANT (UDAG) APPLICATION FOR FUNDS TO ASSIST IN ECONOMIC AND PHYSICAL REVITALIZATION AS IT RELATES TO THE COLUMBIA REDEVELOPMENT PROJECT - CONVENTION CENTER/HYATT HOTEL DEVELOPMENT.

WHEREAS, a UDAG pre-application was transmitted to the State Clearinghouse and the Area-wide Clearinghouse (Comprehensive Planning Organization) pursuant to Section 570.455(d)(1), the Urban Development Action Grant Regulations; and

WHEREAS, the City of San Diego is now submitting a formal grant application requesting \$10,500,000.00 in funds to be used to achieve physical and economic revitalization as it relates to the Columbia Redevelopment Project for the proposed convention center/Hyatt Hotel development; and

WHEREAS, the convention center/Hyatt Hotel development conforms to the Redevelopment Plan for the Columbia Redevelopment Project area and to the General Plan for the City of San Diego; and

WHEREAS, a Master Environmental Impact Report (prepared pursuant to the California Environmental Quality Act of 1970, as amended) was prepared and adopted for the Centre City Redevelopment Area, which included the Columbia Redevelopment Project area; and

WHEREAS, duly noticed public hearings were held for review of this formal UDAG application on June 6, 1980 and June 17, 1980 at which times all persons were given the opportunity to be heard;

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of San Diego that:

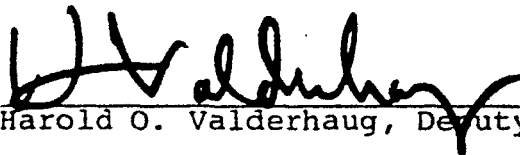
1. The City of San Diego authorizes the submission to the United States Housing and Urban Development Department a formal Development Action Grant Application for \$10,500,000.00

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st in physical and economic revitalization as it
s to the Columbia Redevelopment Project - convention
er/Hyatt Hotel development; the form of which Application
on file in the office of the City Clerk as Document No. **AL-252063**

2. The City Manager or his designee is authorized to
execute and submit the Urban Development Action Grant Appli-
cation to the United States Housing and Urban Development
Department.

APPROVED BY: JOHN W. WITT, City Attorney

By 
Harold O. Valderhaug, Deputy

AL-252063

01496

OMB Approval No. 29-R0213

FEDERAL ASSISTANCE		2. APPLICANT'S APPLICATION	a. NUMBER	3. STATE APPLICATION IDENTIFIER	a. NUMBER
1. TYPE OF ACTION <input type="checkbox"/> PREAPPLICATION <input checked="" type="checkbox"/> APPLICATION <small>(Mark appropriate box)</small> <input type="checkbox"/> NOTIFICATION OF INTENT (CPL) <input type="checkbox"/> REPORT OF FEDERAL ACTION		b. DATE 19 80 month 05 day 30	b. DATE 19 80 month 05 day 30	b. DATE 19	b. DATE Year month day
4. LEGAL APPLICANT/RECIPIENT a. Applicant Name : City of San Diego b. Organization Unit : Redevelopment Agency c. Street/P.O. Box : 1222 First Avenue d. City : San Diego e. County : San Diego f. State : California g. ZIP Code: 92101 h. Contact Person (Name & telephone No.) : Marilyn Wolfram (714) 236-7101				5. FEDERAL EMPLOYER IDENTIFICATION NO. 95-6000-776-W	
7. TITLE AND DESCRIPTION OF APPLICANT'S PROJECT Convention Center/Hotel Complex. Complex consists of a 1,000-room Hyatt Regency Hotel in conjunction with a publicly financed 540,000-square-foot convention center in the Columbia Redevelopment Project area.				6. PROGRAM (From Federal Catalog) a. NUMBER 1 4 0 2 2 1 b. TITLE Urban Development Action Grants	
10. AREA OF PROJECT IMPACT (Names of cities, counties, States, etc.) City of San Diego, CA				8. TYPE OF APPLICANT/RECIPIENT A-State H-Community Action Agency B-Interstate I-Higher Educational Institution C-Substate J-Indian Tribe District K-Other (Specify): D-County E-City F-School District G-Special Purpose District Enter appropriate letter <input checked="" type="checkbox"/> E	
11. ESTIMATED NUMBER OF PERSONS BENEFITING 842,200				9. TYPE OF ASSISTANCE A-Basic Grant D-Insurance B-Supplemental Grant E-Other C-Loan Enter appropriate letter(s) <input type="checkbox"/> A	
13. PROPOSED FUNDING a. FEDERAL \$ 12,500,000.00 b. APPLICANT 184,300,000.00 c. STATE .00 d. LOCAL .00 e. OTHER 80,000,000.00 f. TOTAL \$ 276,800,000.00		14. CONGRESSIONAL DISTRICTS OF: a. APPLICANT 42 b. PROJECT 42		12. TYPE OF APPLICATION A-New C-Renewal E-Augmentation B-Renewal D-Continuation Enter appropriate letter <input type="checkbox"/> A	
16. PROJECT START DATE Year month day 19 80 10 01		17. PROJECT DURATION 48 Months		15. TYPE OF CHANGE (For 1st or 2nd) A-Increase Dollars F-Other (Specify): B-Decrease Dollars C-Increase Duration D-Decrease Duration E-Cancellation Enter appropriate letter(s) <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	
18. ESTIMATED DATE TO BE SUBMITTED TO FEDERAL AGENCY 1980 07 30				19. EXISTING FEDERAL IDENTIFICATION NUMBER N/A	
20. FEDERAL AGENCY TO RECEIVE REQUEST (Name, City, State, ZIP code) Urban Development Los Angeles, CA 90045				21. REMARKS ADDED <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
22. THE APPLICANT CERTIFIES THAT: a. To the best of my knowledge and belief, data in this preapplication/application are true and correct, the document has been duly authorized by the governing body of the applicant and the applicant will comply with the attached assurances if the assistance is approved. (1) <input type="checkbox"/> (2) <input type="checkbox"/> (3) <input type="checkbox"/>		b. If required by OMB Circular A-55 this application was submitted, pursuant to instructions therein, to appropriate clearinghouses and all responses are attached: <input type="checkbox"/> <input type="checkbox"/> No response attached <input type="checkbox"/> <input type="checkbox"/> DOCUMENT NO. HC-252063 JUN 18 1980 FILED OFFICE OF THE CITY CLERK SAN DIEGO, CALIFORNIA			
23. CERTIFYING OFFICER: John P. Fowler Deputy City Manager		c. DATE SIGNED Year month day 19		25. APPLICATION RECEIVED Year month day 19	
24. AGENCY NAME		26. ORGANIZATIONAL UNIT		27. ADMINISTRATIVE OFFICE	
28. ADDRESS		29. ACTION TAKEN <input type="checkbox"/> a. APPROVED <input type="checkbox"/> b. REJECTED <input type="checkbox"/> c. RETURNED FOR AMENDMENT <input type="checkbox"/> d. DEFERRED <input type="checkbox"/> e. WITHDRAWN		30. FEDERAL GRANT IDENTIFICATION	
31. ACTION DATE Year month day 19		32. FUNDING a. FEDERAL \$.00 b. APPLICANT .00 c. STATE .00 d. LOCAL .00 e. OTHER .00 f. TOTAL \$.00		33. CONTACT FOR ADDITIONAL INFORMATION (Name and telephone number)	
34. STARTING DATE Year month day 19		35. CONTACT FOR ADDITIONAL INFORMATION (Name and telephone number)		36. ENDING DATE Year month day 19	
37. REMARKS ADDED <input type="checkbox"/> Yes <input type="checkbox"/> No		38. FEDERAL AGENCY A-55 OFFICIAL (Name and telephone no.) HC-252063 01497			

SECTION I - APPLICANT/RECIPIENT DATA

SECTION II - CERTIFICATION

SECTION III - FUNDING DATA

Suite 601
Spreckels Building
121 Broadway
San Diego, California 92101
714 236-7101

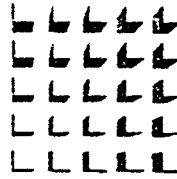
Centre City
Development
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Gerald M. Trimble
EXECUTIVE VICE PRESIDENT

Fact Sheet



May, 1980

URBAN DEVELOPMENT ACTION GRANT: COLUMBIA REDEVELOPMENT PROJECT
CONVENTION CENTER/HYATT HOTEL

Development

Convention center/Hyatt Hotel - a 550,000 sq. ft. convention facility, a 1,000-room Hyatt Regency Hotel, and 1,500 parking spaces.

Developer

Convention center - Redevelopment Agency (represented by Centre City Development Corporation)
Hyatt Regency Hotel - Hyatt San Diego Corporation

Proposed Financing

The convention center is proposed to be financed through the issuance of lease revenue bonds. The Redevelopment Agency will sell the bonds, design and build the center and lease it to the City of San Diego. The lease payment will be equal to the debt service on the bonds and will be funded in full with transient occupancy tax revenue, lease payments from the hotel developer, revenue from the public parking spaces and tax increments generated by the hotel.

The hotel portion of the public costs is proposed to be funded primarily with a \$10.5 million Urban Development Action Grant. The grant requires a 20% local match. It is proposed that the matching funds be committed through the sale of a \$1 million tax allocation note and \$2 million of Calendar 1981 Community Development Block Grant (CDBG) funds.

A \$2.6 million CDBG allocation was previously approved by the City Council for both 1980 and 1981, for the repayment of a Section 108 loan for land acquisition in the Marina/Columbia residential project. It is proposed that the 1981 payment on the Section 108 loan be made on an "interest only" basis and that \$2 million of the 1981 Centre City allocation be diverted from Section 108 repayment to UDAG matching funds.

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Action Grant regulations require ultimate repayment of the grant by the developer to the City. The future repayment is proposed to be utilized within the pocket of poverty area. Following is an itemization of the proposed budget.

Convention Center

• Costs

land assembly	12.4 million
design/construction	109.0 million
financing costs	61.9 million
Total	<u>183.3 million</u>

• Sources of Revenue

lease revenue bonds	183.3 million
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• Debt Service 19.1 million

funded by:

developer payments	
transient occupancy tax	
parking revenue	
tax increment	

Hyatt Regency Hotel

• Costs

land assembly	13.5 million
construction costs	80.0 million
Total	<u>93.5 million</u>

• Sources of Revenue

tax allocation note (supported by tax increment of 215,000 annually)	1.0 million
CDBG funds	2.0 million
UDAG funds	10.5 million
developer-financed	80.0 million
Total	<u>93.5 million</u>

Economic Impacts

• Number of permanent jobs created

Hyatt	925
convention center	<u>140</u>
Total	1,065

• Number of construction jobs created

Hyatt	1,731 worker years
convention center	<u>1,923 worker years</u>
Total	3,654 worker years

• new local taxes generated, including property, sales, and room taxes (at 1987)

Hyatt	3,146 million annually
convention center	<u>6 million annually</u>
Total	3,152 million annually

The economic impact projections do not include any "multiplier effects" such as city-wide delegate spending or induced or indirect growth of convention-related activities.

Status of Development

The convention center/hotel site has been approved by the Redevelopment Agency/City Council. \$742,000 has been allocated by the City Council for the design of the convention center which is now in the schematic phase. A resolution of intent to sell up to \$250,000 of lease revenue bonds has been adopted by the City Council. Current projections call for a sale of the first issue (\$34.2 million for land assembly) in October, 1980. Subsequent to the acquisition of the site, construction is scheduled to begin on the convention center/Hyatt project in October, 1981.-- to be completed in August, 1984.

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JUN 16 1980

Passed and adopted by the Council of The City of San Diego on _____,
by the following vote:

Councilmen	Yeas	Nays	Not Present	Ineligible
Bill Mitchell	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Bill Cleator	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Bill Lowery	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Leon L. Williams	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Fred Schnaubelt	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mike Gotch	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Larry Stirling	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Lucy Killea	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mayor Pete Wilson	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

AUTHENTICATED BY:

PETE WILSON

Mayor of The City of San Diego, California.

(Seal)

CHARLES G. ABDELNOUR

City Clerk of The City of San Diego, California.

By *Peta Abdour*, Deputy.

Office of the City Clerk, San Diego, California

Resolution Number R-252063 Adopted JUN 16 1980