

CITY COUNCIL
OF THE CITY OF SAN DIEGO

RESOLUTION NO. RC-252064 (R. 80-2375)

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 -
HOLIDAY INN DEVELOPMENT.

JUN 16 1980

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 \$6,000,000.00 in funds to be used to achieve physical and economic revitalization as it relates to the Columbia Redevelopment Project for the proposed Holiday Inn development; and

WHEREAS, the Holiday Inn 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;

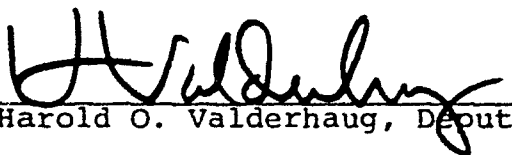
NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of San Diego that:

1. The City of San Diego authorizes the submission to the United States Housing and Urban Development Department a formal Urban Development Action Grant Application for \$6,000,000.00 to assist in physical and economic revitalization as it relates to the Columbia Redevelopment Project - Holiday Inn development; form of which Application is on file in the office of the City Clerk as Document No. RC-252064.

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

APPROVED BY: JOHN W. WITT, City Attorney

By 
Harold O. Valderhaug, Deputy

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OMB Approval No. 29-R0213

FEDERAL ASSISTANCE		2. APPLICANT'S APPLICATION	3. STATE APPLICATION IDENTIFIER	4. NUMBER	5. NUMBER
1. TYPE OF ACTION <input type="checkbox"/> FREAPPLICATION <input checked="" type="checkbox"/> APPLICATION <input type="checkbox"/> NOTIFICATION OF INTENT (OpL) <input type="checkbox"/> REPORT OF FEDERAL ACTION <small>(Mark appropriate box)</small>		b. DATE Year month day 19 80 05 30	b. DATE Year month day 19		
4. LEGAL APPLICANT/RECIPIENT			5. FEDERAL EMPLOYER IDENTIFICATION NO.		
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			95-6000-776-W		
7. TITLE AND DESCRIPTION OF APPLICANT'S PROJECT Holiday Inn Hotel - Project consists of a 600-room Holiday Inn Hotel adjacent to and supportive of the San Diego convention center/hotel complex within the Columbia Redevelopment Project area.			6. PRO. GRAM (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 D-County K-Other (Specify): E-City F-School District G-Special Purpose District Enter appropriate letter <input checked="" type="checkbox"/> E		
			9. TYPE OF ASSISTANCE A-Basic Grant D-Insurance B-Supplemental Grant E-Other C-Lease Enter appropriate letter(s) <input type="checkbox"/> A		
13. PROPOSED FUNDING		14. CONGRESSIONAL DISTRICTS OF:		12. TYPE OF APPLICATION	
a. FEDERAL \$ 6,000,000 .00 b. APPLICANT 6,000,000 .00 c. STATE .00 d. LOCAL .00 e. OTHER 46,000,000 .00 f. TOTAL \$ 58,000,000 .00		a. APPLICANT 42 b. PROJECT 42 16. PROJECT START DATE Year month day 19 80 10 01 17. PROJECT DURATION 24 Months		A-New C-Revision E-Augmentation B-Renewal D-Continuation Enter appropriate letter <input type="checkbox"/> A	
18. ESTIMATED DATE TO BE SUBMITTED TO FEDERAL AGENCY >			15. TYPE OF CHANGE (For Inc or Dec)		
19 80 07 30			A-Increase Dollars F-Other (Specify): B-Decrease Dollars C-Increase Duration D-Decrease Duration E-Cancellation Enter appropriate letter(s) <input type="checkbox"/>		
22. FEDERAL AGENCY TO RECEIVE REQUEST (Name, City, State, ZIP code)			19. EXISTING FEDERAL IDENTIFICATION NUMBER		
Urban Development Los Angeles, CA 90045			N/A		
23. FEDERAL AGENCY TO RECEIVE REQUEST (Name, City, State, ZIP code)			21. REMARKS ADDED		
Urban Development Los Angeles, CA 90045			<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
22. THE APPLICANT CERTIFIES THAT:			21. REMARKS ADDED		
a. To the best of my knowledge and belief, data in this application/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) _____ (2) _____ (3) _____			b. If required by OMB Circular A-95 this application was submitted, pursuant to instructions therein, to appropriate clearinghouses and all responses are attached: <i>No response attached</i> DOCUMENT NO. RA-252064 FILED JUN 18 1980		
23. CERTIFYING OFFICER CONTACTIVE			24. DATE SIGNED		
a. TYPED NAME AND TITLE John P. Fowler, Deputy City Manager			Year month day 19		
24. AGENCY NAME			25. APPLICATION RECEIVED		
26. ORGANIZATIONAL UNIT			27. ADMINISTRATIVE OFFICE		
27. ADDRESS			28. FEDERAL APPLICATION IDENTIFICATION		
28. ACTION TAKEN			29. FEDERAL GRANT IDENTIFICATION		
a. AWARDED b. REJECTED c. RETURNED FOR AMENDMENT d. DEFERRED e. WITHDRAWN			30. FUNDING a. FEDERAL \$.00 b. APPLICANT .00 c. STATE .00 d. LOCAL .00 e. OTHER .00 f. TOTAL \$.00		
31. ACTION DATE >			32. STARTING DATE		
19			19		
32. FEDERAL AGENCY ACTION			33. CONTACT FOR ADDITIONAL INFORMATION (Name and telephone number)		
a. In taking above action, our comments received from clearinghouses were considered and agency response is due when provisions of Part 1, OMB Circular A-95, if any, are being made.			34. ENDING DATE 19 35. REMARKS ADDED <input type="checkbox"/> Yes <input type="checkbox"/> No		
33. FEDERAL AGENCY ACTION			36. FEDERAL AGENCY A-95 OFFICIAL (Name and telephone no.)		
			RA-252064 01503		

SECTION I - APPLICANT/RECIPIENT DATA

SECTION II - CERTIFICATION

SECTION III - FEDERAL AGENCY ACTION

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

Centre City
Development
Corporation

Dean R. Dunphy
PRESIDENT
W. Daniel Larsen
VICE PRESIDENT
Lucille F. Mortimer
SECRETARY
Kenneth R. Rearwin
TREASURER

DIRECTORS
Peter Q. Davis
William Hilyer
Jack H. McDonald

Gerald M. Trumble
EXECUTIVE VICE PRESIDENT

Fact Sheet

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May, 1980

URBAN DEVELOPMENT ACTION GRANT: COLUMBIA REDEVELOPMENT PROJECT HOLIDAY INN HOTEL

Development

Holiday Inn hotel - a 600-room Holiday Inn within the Columbia Redevelopment Project, supported by a 600-space parking structure.

Developer

Holiday Inns, Inc./Greenway, Brewer, Newton & Company

Proposed Financing

Land assembly/structured parking costs for the Holiday Inn project are proposed to be financed with a combination of lease revenue bonds, proceeds from the sale of land to the developer and Action Grant funds. The lease revenue bonds would constitute the required 20% local match for the Action Grant. The bond funds to be used for the structured parking would be repaid by parking revenue and developer payments.

• Costs

land assembly	5.6 million
parking facility/ public improvements	7.4 million
construction	45.0 million
Total	58.0 million

• Sources of Revenue

lease revenue bonds	6.0 million
estimated land sale proceeds from developer	1.0 million
UDAG	6.0 million
developer-financed	45.0 million
Total	58.0 million

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Economic Impacts

- number of permanent jobs created 500
- number of construction jobs created 973 worker years
- new local taxes generated, including property, sales, and room taxes (at 1987) \$1,627 million annually

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

Status of Development

Negotiations are now in progress between the Centre City Development Corporation and the developer. A tentative site selection has been established. Anticipated date for the completion of negotiations and the initiation of the land assembly process is October, 1980. Construction start is projected for spring, 1981.

Action Grant requirements call for ultimate repayment of the grant by the developer to the City. The future repayment is proposed to be allocated specifically to the pocket of poverty area.

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 Rita Arbrema, Deputy.

Office of the City Clerk, San Diego, California

Resolution Number R-252064 Adopted JUN 16 1980

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CORRECTION

**The foregoing document is
rephotographed to insure legibility.**

JUN 16 1980

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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"/>
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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.

CHARLES G. ABDELNOUR

City Clerk of The City of San Diego, California.

(Seal)

By Rita Arbores, Deputy.

Office of the City Clerk, San Diego, California

Resolution Number R-252064 Adopted JUN 16 1980