

RESOLUTION NUMBER R- 283638

ADOPTED ON MAR 29 1994

A RESOLUTION OF THE COUNCIL OF THE CITY OF SAN DIEGO CONSENTING TO THE PAYMENT BY THE REDEVELOPMENT AGENCY OF THE CITY OF SAN DIEGO FOR ALL OR PART OF THE COST OF THE EXPANSION OF THE WASHINGTON ELEMENTARY SCHOOL SITE TO BENEFIT THE CENTRE CITY REDEVELOPMENT PROJECT AREA AND ITS IMMEDIATE NEIGHBORHOOD; AND MAKING CERTAIN FINDINGS WITH RESPECT TO THE PAYMENT FOR THE EXPANSION.

WHEREAS, the Redevelopment Agency of The City of San Diego (the "Agency") is engaged in activities necessary to carry out and implement the Redevelopment Plan for the Harborview Redevelopment District of the Expansion Sub Area of the Centre City Redevelopment Project (the "Project"); and

WHEREAS, in order to carry out and implement the expansion of the Washington Elementary School site to benefit the Project area and its immediate neighborhood, the Agency proposes a First Amendment to Cooperation Agreement (the "First Amendment") between the Agency and the San Diego Unified School District (the "District"), a copy of which is on file in the office of the Secretary to the Agency as Document No. 02127; and

WHEREAS, the Centre City Development Corporation, Inc., has reviewed and discussed the proposed First Amendment and has recommended that the Council of The City of San Diego (the "Council") consent to and the Agency enter into the First Amendment; and

WHEREAS, pursuant to the California Community Redevelopment Law (California Health and Safety Code section 33000 et seq.), the Agency and the Council held a joint public hearing on the proposed payment by the Agency toward the cost of the expansion of the Washington Elementary School site pursuant to the First Amendment, having duly published notice of the public hearing and made copies of the proposed First Amendment and other reports and documents available for public inspection and comment; and

WHEREAS, pursuant to the California Community Redevelopment Law, the Council has considered the information contained in The Summary Pertaining to the Funding for Expansion of the Washington Elementary School Site attached hereto, including information regarding the benefit of the expansion of the Washington Elementary School site to the Centre City Redevelopment Project area and its immediate neighborhood, information regarding the availability of other means of financing the Expansion of the Washington Elementary School site and information regarding how the Washington Elementary School expansion will eliminate one or more blighting conditions inside the Project area; and

WHEREAS, the Council has duly considered all terms and conditions of the proposed payment as set forth in the First Amendment and believes that the payment by the Agency of all or part of the cost of the expansion of the Washington Elementary School site is in the best interest of the City and health, safety, morals and welfare of its residents, and in accord with the public purposes and provisions of applicable State and local law and requirements; NOW, THEREFORE,

BE IT RESOLVED, by the Council of The City of San Diego, as follows:

1. That the Council recognizes that it has received and heard all oral and written objections to the proposed payment by the Agency for all or part of the cost of the expansion of the Washington Elementary School site, and to other matters pertaining to this transaction, and that all the oral and written objections are hereby overruled.

2. That the Council hereby finds and determines that the expansion of the Washington Elementary School site for which the Agency proposes to pay under the First Amendment is of benefit to the Centre City Redevelopment Project area and the immediate neighborhood in which the Project area is located, as described in the Summary attached hereto.

3. That the Council hereby finds and determines that no other reasonable means of financing the expansion of the Washington Elementary School site for which the Agency proposes to pay under the First Amendment is available to the community, as described in the Summary attached hereto.

4. That the Council hereby finds and determines that expansion of the Washington Elementary School site will assist in eliminating one or more blighting conditions inside the Project area.

5. That the Council hereby consents to the payment by the Agency for all or part of the cost of the expansion of the Washington Elementary School site as described in the First Amendment.

6. That the Council hereby authorizes the City Clerk to deliver a copy of this resolution to the Executive Director and members of the Agency. A copy of the First Amendment, when executed by the Agency, shall be placed on file in the office of the City Clerk as Document No. RR-283638.

APPROVED: JOHN W. WITT, City Attorney

By *Richard A. Duvernay*  
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Deputy City Attorney

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**CENTRE CITY REDEVELOPMENT PROJECT  
SAN DIEGO, CALIFORNIA**

**SUMMARY PERTAINING TO THE FUNDING FOR  
EXPANSION OF THE WASHINGTON ELEMENTARY SCHOOL SITE**

**(California Community Redevelopment Law)  
Section 33679**

**PURSUANT TO A PROPOSED  
FIRST AMENDMENT TO COOPERATION AGREEMENT  
BETWEEN  
THE REDEVELOPMENT AGENCY OF THE CITY OF SAN DIEGO  
AND  
THE SAN DIEGO UNIFIED SCHOOL DISTRICT**

**Redevelopment Agency  
of the  
City of San Diego, California**

**March, 1994**

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I. INTRODUCTION

The Redevelopment Agency of the City of San Diego, California (the "Agency") is considering assisting the San Diego Unified School District (the "School District") in financing of the expansion of the Washington Elementary School site pursuant to a proposed First Amendment to Cooperation Agreement ("First Amendment") between the Agency and the School District.

This Summary was prepared in accordance with Section 33679 of the California Community Redevelopment Law in order to inform the Agency and the public about the transaction. This Summary describes and specifies:

1. The costs (and tax increment funds) to be paid by the Agency under the proposed First Amendment to Cooperation Agreement toward the expansion of the Washington Elementary School site;
2. The facts supporting determinations that:
  - a. The Washington Elementary expansion is of benefit to the Little Italy Redevelopment District of the Centre City Redevelopment Project area;
  - b. No other reasonable means of financing the Expansion of Washington Elementary School are available to the community; and
  - c. The Washington Elementary School expansion will assist in the elimination of one or more blighting conditions inside the project area.
3. The redevelopment purposes for which the Agency funds (including tax increment funds) are being used to pay for the expansion of the Washington Elementary site.
4. A site map identifying the location of Washington Elementary School.

**II. COST OF THE AGREEMENT TO THE AGENCY**

The estimated cost of the proposed First Amendment to the Agency which includes acquisition costs, relocation, administration and both on-site and off-site improvements to the Washington Elementary School site is \$5 million to \$6.5 million. The Agency will advance the total cost of the project, and the School District will reimburse 50% of the total cost by permitting the Agency to withhold 50% of the funds otherwise due to the School District under the terms of the Cooperation Agreement between the Agency and School District until one-half of the Agency's advances are repaid.



**III. THE FACTS SUPPORTING DETERMINATION THAT THE EXPANSION OF THE WASHINGTON ELEMENTARY SCHOOL SITE IS OF BENEFIT TO THE PROJECT AREA**

The cost incurred by the Redevelopment Agency for the expansion of the Washington Elementary School site to accommodate park and recreational uses will benefit the Centre City Redevelopment Project Area and the immediate Little Italy neighborhood in which the project is located, in that:

1. The Washington Elementary School is located in an area of growing residential development. The present site is one of the smallest elementary school sites in the San Diego Unified School District system and is below the minimum standard of five acres recommended by the San Diego's Progress Guide and General Plan. The school site and facilities need to be upgraded to improve the site amenity and provide a higher level of service to the neighborhood.
2. The school site and The Little Italy neighborhood lack adequate recreational facilities such as a play field for baseball or soccer.
3. The Little Italy community has no neighborhood park facility. The Centre City Community Plan and the Little Italy Focus Plan recommend an urban park to serve the neighborhood and to establish a neighborhood focus for the area.
4. An objective of the Little Italy Focus Plan is to create a park and recreational/cultural center within the community. This objective can be best implemented at the Washington Elementary School site.
5. The Agency has established a budget of \$5 to \$6.5 million for site acquisition to:
  - expand the school site;
  - retain a consultant to design the school/park expansion area; and
  - construct the park/recreational facilities.
6. The Agency has entered into an agreement with the San Diego Unified School District to fund the project from anticipated tax increments. The School District and San Diego Park and Recreation Department have agreed to maintain the park and recreational facilities.

7. A committee consisting of the District's Councilmember; School District Board; staff of the City Manager, Park and Recreation Department, Centre City Development Corporation; and representatives of the Little Italy community has been formed to advise the consultant team on the design and construction of the school/park site expansion.

**IV. THE FACTS SUPPORTING DETERMINATION THAT NO OTHER REASONABLE MEANS OF FINANCING ARE AVAILABLE TO THE COMMUNITY**

City of San Diego:

There are no other reasonable means available to the community for financing the expansion of the Washington Elementary School site for which the Agency proposes to pay in that:

1. Schools are not a function or responsibility of the City.
2. For the Fiscal Year 1994 and 1995 budgets, the City of San Diego has made, and will make, a number of budgetary reductions in order to finance immediate operating and capital needs. A number of capital projects remain unfunded due to limited funds.
3. The City's capital improvement budget is funded primarily with developer's proceeds, enterprise funds revenues, and Transnet funds. The Fiscal Year 1994 General Fund Capital Improvements Program Budget decreased 40% from the Fiscal Year 1993 Budget.
4. State legislation, which diverted \$12.4 million in property tax revenues from the City, and the continued effects of the sluggish economic recovery during Fiscal Year 1994 has resulted in a revenue shortfall of approximately \$11.3 million.

San Diego Unified School District:

1. The School District's general fund budget projections for the next four years have an accumulated projected deficit of \$25 million. A number of programs and services to students will have to be eliminated to meet the projected deficit.
2. The District's facility capital improvement budget is funded exclusively from voter-approved finance measures, developer fees, funds generated from lease of district properties, and tax increments from redevelopment pass-through agreements.
3. Funds currently available from these sources have been allocated to identified projects including 65 projects for new schools and facilities, additions to schools, and modernization and technology.
4. The District's capital projects remain unfunded in excess of \$670 million, as documented in the district's Long Range Facilities Master Plan, due to limited funds.

V. THE FACTS SUPPORTING DETERMINATION THAT THE EXPANSION OF THE WASHINGTON ELEMENTARY SCHOOL SITE WILL ASSIST IN THE ELIMINATION OF ONE OR MORE BLIGHTING CONDITIONS IN THE PROJECT AREA

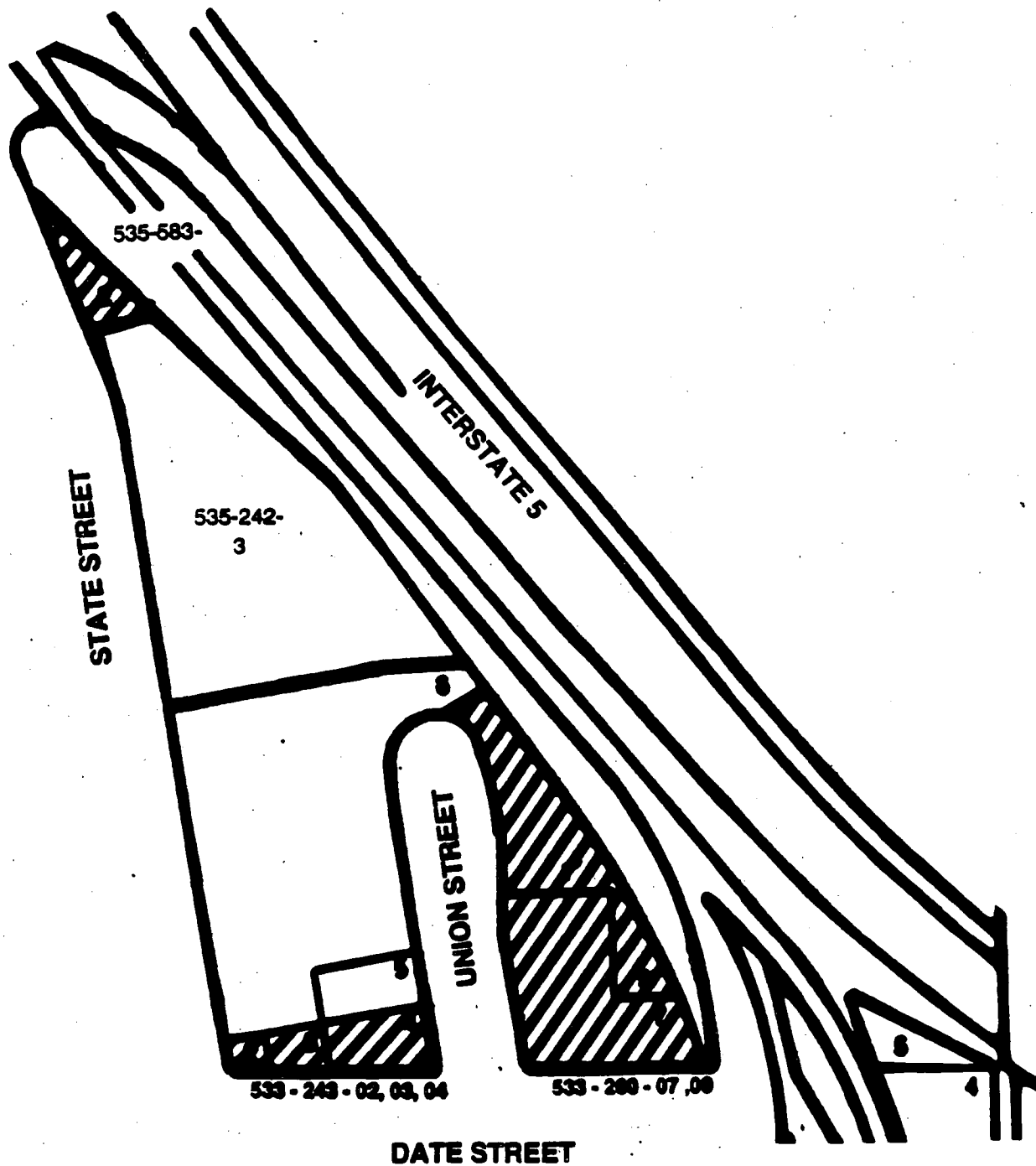
Presently, the area adjacent to Washington Elementary School designated for expansion of the school site is characterized by non-conforming uses, vacant buildings and deteriorating conditions. A plating operation is located immediately adjacent to Washington Elementary School. The plating operation is a non-conforming use pursuant to the Centre City Planned District Ordinance. Also, the Jolley Trolley Day Care Center is vacant and presents a nuisance to the neighborhood. Two other properties which are included in the proposed expansion area for the school are partially vacant and subject to deteriorating conditions due to either their existing use or general conditions of the neighborhood.

The proposed expansion of the Washington Elementary School site will require the acquisition of these properties, relocation of the existing tenants and demolition of the improvements. Expansion of the Washington Elementary School site will eliminate these blighting conditions.

VI. THE REDEVELOPMENT PURPOSE FOR WHICH AGENCY FUNDS ARE BEING USED

The purpose for which the Agency funds are being used to pay for a portion of the expansion of the Washington Elementary School site (approximately one-half of \$5 to \$6.5 million) is to enhance the existing Washington Elementary School facility and to provide additional amenities for the immediate Little Italy neighborhood.

The expansion of the Washington Elementary School site will implement a portion of the objectives of the Little Italy focus plan of the Centre City Redevelopment project by creating additional park and recreational amenities for an area of Centre City where these amenities currently do not exist. With the expansion of the Washington Elementary School site, one of the priority community based facilities identified by the residents of the Little Italy Redevelopment District will be implemented. Currently the site is blighted with non-conforming uses, and the creation of this project will eliminate those blighting influences.



EXPANSION AREA

SITE MAP

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