

RESOLUTION NUMBER R- 288150

ADOPTED ON DEC 03 1996

A RESOLUTION OF THE COUNCIL OF THE CITY OF SAN DIEGO MAKING CERTAIN FINDINGS WITH RESPECT TO THE PAYMENTS FOR THE CONSTRUCTION OF IMPROVEMENTS FOR THE LITTLE ITALY NEIGHBORHOOD DEVELOPMENT SITE IN THE LITTLE ITALY REDEVELOPMENT DISTRICT OF THE CENTRE CITY REDEVELOPMENT PROJECT, MAKING CERTAIN FINDINGS WITH RESPECT TO THE PAYMENTS FOR THESE IMPROVEMENTS, AND AUTHORIZING CENTRE CITY DEVELOPMENT CORPORATION TO BID AND CONSTRUCT THE IMPROVEMENTS.

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 Little Italy Redevelopment District of the Centre City Redevelopment Project (the "Project"); and

WHEREAS, in order to carry out and implement the Redevelopment Plan, the Agency proposes to pay for all or part of the cost of the installation and construction of certain improvements to benefit the Project area and its immediate neighborhood; and

WHEREAS, the Centre City Development Corporation (the "Corporation") has reviewed and recommends that the Council of The City of San Diego (the "Council") consent to and the Agency authorize the Corporation to bid and construct the improvements; and

WHEREAS, the Council has duly considered all conditions of the proposed payment for improvements and believes that the payment by the Agency of all or part of the cost of the installation and construction of the improvements by the Agency are 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:

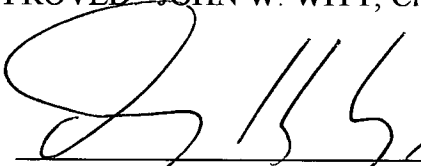
1. That it hereby finds and determines that the improvements for the Little Italy Neighborhood Development Site for which the Agency proposes to pay are of benefit to the Little Italy Redevelopment District of the Centre City Redevelopment Project area and the immediate neighborhood in which the Project area is located, that the Council hereby finds and determines that no other reasonable means of financing the proposed improvements for which the Agency proposes to pay are available to the community, and the Council hereby finds and determines that the proposed improvements will assist in eliminating one or more blighting conditions inside the Project area, all as described in Attachment No. 1.

2. That it hereby finds and determines that the improvements for the Little Italy Neighborhood Development Site is consistent with the Implementation Plan adopted for the Project area by the Agency on June 21, 1994, as Document No. 2141, pursuant to California Health and Safety Code section 33490, as described in Attachment No. 1.

3. That it hereby authorizes the Agency to advertise and receive bids for construction and installation of certain improvements for the Little Italy Neighborhood Development Site in the Little Italy Redevelopment District of the Centre City Redevelopment Project and to award the contract to the lowest qualified bidder, provided the bid is within the established budget.

4. That the total amount of the contract shall not exceed One hundred twenty-eight thousand five hundred sixty-one dollars (\$128,561).

CASEY GWINN  
APPROVED: ~~JOHN W. WITT~~, City Attorney

By   
\_\_\_\_\_  
Douglas K. Humphreys  
Deputy City Attorney

DKH:lc  
11/19/96  
Or.Dept:CCDC  
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ATTACHMENT NO. 1  
FINDINGS

SUBJECT IMPROVEMENTS:

CONSTRUCTION OF PUBLIC IMPROVEMENTS FOR THE LITTLE ITALY  
NEIGHBORHOOD DEVELOPMENT SITE IN LITTLE ITALY

I. FINDINGS OF BENEFIT

The subject improvements for which the Agency proposes to pay, will benefit the Centre City Redevelopment Project area or the immediate neighborhood in which the Project area is located in that:

- A. These improvements are within the Little Italy Redevelopment District of the Centre City Redevelopment Project, adjacent to undeveloped properties.
- B. Improvements are planned on a portion of the City block bounded by Kettner Boulevard, Cedar Street, India Street and Beech Street. The improvements will enhance the area for the benefit of nearby users as well as new residents.
- C. The installation of off-site improvements will remove physical obstructions and correct adverse health and safety conditions.
- D. The sidewalk improvements will act as a catalyst providing an incentive for private investment in the rehabilitation of the area.

II. NO OTHER REASONABLE MEANS OF FINANCING

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

City of San Diego

- A. The Fiscal Year 1997 Budget for the City of San Diego increased 13.6%. The overall increase is largely attributable to changes in the Capital Improvement Program. However, a number of capital projects remain unfunded due to limited funds.
- 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, and Transnet funds. The Fiscal Year 1997 Capital Improvement Program Budget increased 40% from the Fiscal Year 1996 Budget.

- C. Consistent with signs of a recovering economy, most major tax revenue categories displayed signs of growth in Fiscal Year 1996. Moderate growth is anticipated for most Fiscal Year 1997 major revenues. Property tax revenue is an exception with 0% growth anticipated. The economic growth rate for other major revenue categories are sales tax (4.8%) Transient Occupancy Tax (4.5%) and Motor Vehicle License fees 5.1%.
- D. The City's Fiscal Year 1997 Capital Improvements Budget (CIP) is embodied in Volume's IV and V of the City's Budget adopted on July 29, 1996. The Redevelopment Agency's Fiscal Year 1996-97 Program Budget was adopted on July 16, 1996. 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. The City's CIP Budget totals \$108 million, an increase of \$108 thousand over FY 1996.
- E. Although sustained revenue growth is anticipated in Fiscal Years 1997 and 1998, the City is relying on some onetime revenue sources to provide higher levels of services than would otherwise be possible. Local Property Tax apportionments have been permanently diminished as a result of the Fiscal Year 1993 and 1994 state budget actions. Despite the state's ongoing economic recovery, the magnitude of the Property Tax loss - in excess of \$24 million each fiscal year - has required the use of onetime revenues.
- F. Maintaining and enhancing the services that the City provides to the citizens, residents and visitors is one of the City's primary core values. Although the weak economy and reductions in defense and aerospace spending have negatively impacted the City's revenues, the City has embarked on changing the traditional ways of conducting business and utilized three strategies to adhere to this core value. These strategies to maintain and enhance service levels by increasing revenues or reducing expenses are delineated in the 1997 Budget.

### III. ELIMINATION OF BLIGHTING CONDITIONS

The payment of funds toward the cost of the construction and installation of the subject improvements will assist in the elimination of one or more blighting conditions inside the Centre City Redevelopment Project area, and the proposed improvements are consistent with the Implementation Plan adopted for the Project pursuant to Health and Safety Code 33490, in that:

- A. The improvements will enhance the public right of way and replace inadequate public improvements. The proposed improvements will remove and replace these adverse conditions, upgrading to match the improvements on nearby streets.
- B. Street trees will be added to further enhance the aesthetic quality of the street and the location of street light standards will be adjusted and added so as to increase the level of lighting along the public sidewalks.
- C. The improvements will act as a catalyst providing an incentive for private investment, thereby contributing to the removal of economic blight.
- D. The improvements provide improved pedestrian access to public and private properties.
- E. "Completion of off-site improvements in this area is a means to contribute to blight removal by replacing inadequate public improvements" is included in the work program of the Implementation Plan adopted June 21, 1994 pursuant to Health and Safety Code 33490.