

(R-97-790)

RESOLUTION NUMBER R- 288333

ADOPTED ON FEB 11 1997

A RESOLUTION OF THE COUNCIL OF THE CITY OF SAN DIEGO MAKING CERTAIN FINDINGS WITH RESPECT TO THE PAYMENTS FOR THE CONSTRUCTION OF PUBLIC IMPROVEMENTS WITHIN THE MOUNT HOPE REDEVELOPMENT PROJECT, MAKING CERTAIN FINDINGS WITH RESPECT TO THE PAYMENTS FOR THESE IMPROVEMENTS, AND AUTHORIZING THE SOUTHEASTERN ECONOMIC 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 Mount Hope 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 Southeastern Economic 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 which the Agency proposes to pay (the "Mount Hope Public Improvements Project") are of benefit to the 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 Mount Hope Public Improvements Project is consistent with the Implementation Plan adopted for the Project area by the Agency on July 18, 1994, on file in the office of the Secretary to the Agency as Document No. 2148, 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 public improvements in the Mount Hope 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 Million Forty Thousand Dollars (\$1,040,000) with a total project cost of One Million Two Hundred Twenty-Three Thousand Dollars (\$1,223,000).

APPROVED: CASEY GWINN, City Attorney

By 

Douglas K. Humphreys
Deputy City Attorney

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01/28/97
Or.Dept:SEDC
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Form+sedcbid.frm

ATTACHMENT NO. 1
FINDINGS

SUBJECT IMPROVEMENTS:
CONSTRUCTION OF MOUNT HOPE PUBLIC IMPROVEMENTS

FINDINGS OF BENEFITS

The subject improvements for which the Agency proposes to pay, will benefit the Mount Hope Redevelopment Project area and the immediate neighborhood in which the Project area is located in that:

These improvements are within the Mount Hope Redevelopment Project area.

The installation of the proposed public improvements will contribute to the alleviation of infrastructure deficiencies and inferior circulation within the Project area.

The provision of curbs, gutters, sidewalk, as well as drainage improvements along Toyne Street will improve the existing circulation system within the area and correct an existing drainage problem in the area, thereby enhancing the area for the benefit of nearby users.

The provision of two lengths of sidewalk along the west side of Morrison Street will improve pedestrian circulation and the area, as well as pedestrian safety.

The paving of two unpaved alleys in the area will reduce erosion during storm events. It will also reduce the amount of sediment run-off from this area that would be deposited into nearby storm drains.

- 1 Upgrading existing lights along Market Street, as well as the installation of an additional light along Boundary Street will increase lighting in the area; act as a deterrent to crime; and, increase public safety.

The provision of driveway curb cuts for 25 homes in the southeast portion of the Project area will improve vehicular access to private property.

- 2 Undergrounding the drainage structure (i.e., man-hole) at 41st and F Streets will remove a graffiti target, as well as improve the general aesthetics of the surrounding area.

NO OTHER REASONABLE MEANS OF FINANCING

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

The Fiscal Year 1997 Budget for the City of San Diego increased 12.6%. 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.

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.

Consistent with signs of a recovery 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.%) and Motor Vehicle License fees (5.1%).

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 \$374.9 million, an increase of \$108 million over FY 1996.

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.

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 Mount Hope 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:

The subject improvements will improve existing, replace inadequate, or provide additional public improvements, utilities and public facilities within the Project area.

The improvements will enhance pedestrian and vehicular access to public and private properties.

The improvement of existing public infrastructure deficiencies is a means to contribute to the elimination of blighting conditions as noted in the Mount Hope Redevelopment Project Implementation Plan adopted July 18, 1994, pursuant to Health and Safety Code 33490.