

RESOLUTION NUMBER R- 291740

ADOPTED ON JUN 01 1999

A RESOLUTION OF THE COUNCIL OF THE CITY OF SAN DIEGO MAKING CERTAIN FINDINGS WITH RESPECT TO THE PAYMENTS FOR CONSTRUCTION OF THE IMPROVEMENTS FOR CEDAR STREET AND THE INTERSECTION OF CEDAR STREET AND THIRD AVENUE IN THE CORTEZ REDEVELOPMENT DISTRICT OF THE EXPANSION SUB AREA CENTRE CITY OF THE CENTRE CITY REDEVELOPMENT PROJECT AREA.

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

WHEREAS, in order to carry out and implement the Redevelopment Plan, the Agency proposes to pay for all or part of the construction of improvements in Cedar Street and the intersection of Cedar Street and Third Avenue; and

WHEREAS, Centre City Development Corporation [Corporation] has reviewed and recommends that the Council of The City of San Diego consent to and Agency authorize the Corporation to bid and construct the improvements in Cedar Street and the intersection of Cedar Street and Third Avenue; 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 these 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 requirements; NOW, THEREFORE,

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

1. That it finds and determines that the construction of the improvements in Cedar Street and the intersection of Cedar Street and Third Avenue for which the Agency proposes to pay for are of benefit to the Centre City Redevelopment Project, that it 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, that it finds and determines that proposed improvements will assist in eliminating one or more blighting conditions inside the Project area, all as described in Attachment 1.

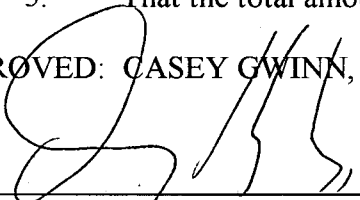
2. That it finds and determines that the construction of these improvements are consistent with the Implementation Plan adopted for the Project by the Agency on June 21, 1994, as Document No. 2141, pursuant to California Health and Safety Code section 33490, as described in Attachment 1.

3. That it consents to the payment by the Agency for all of the costs of the improvements identified above.

4. That it authorizes the City Clerk to deliver a copy of this resolution to the Executive Director and members of the Agency

5. That the total amount for the contract and agreement shall not exceed \$114,000.

APPROVED: CASEY GWINN, City Attorney

By 

Douglas K. Humphreys
Deputy City Attorney

DKH:lc
05/18/99
Or.Dept:CCDC
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ATTACHMENT NO. 1
FINDINGS

SUBJECT IMPROVEMENTS:

REQUEST TO BID AND CONSTRUCT IMPROVEMENTS FOR CEDAR STREET AND THE INTERSECTION OF CEDAR STREET AND THIRD AVENUE IN THE CORTEZ REDEVELOPMENT DISTRICT OF THE CENTRE CITY REDEVELOPMENT PROJECT

I. FINDINGS OF BENEFIT

The subject improvements for which the Redevelopment Agency of the City of San Diego [Agency] proposes to pay will benefit the Cortez Redevelopment District or the immediate neighborhood in which the Project area is located in that:

- A. These improvements are within the Cortez Redevelopment District of the Centre City Redevelopment Project, adjacent to undeveloped properties.
- B. Improvements are planned for Cedar Street and the intersection of Third Avenue and Cedar Street. The improvements will enhance the area for the benefit of nearby users as well as residents.
- C. The installation of public surface improvements will correct adverse health and safety conditions.
- D. The public surface improvements will act as a catalyst providing an incentive for private investment in the rehabilitation of the areas.

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 1999 Budget for the City of San Diego (City) increased 15.3%. The overall increase is largely attributable to an increase in the General Fund, Enterprise Fund, Special Revenue Fund, and in the Capital Improvement Program (CIP). Even with an increase in the Capital Improvement Program Budget, 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 1999 Capital Improvement Program Budget increased 32.2% from the Fiscal Year 1998 Budget. The Fiscal Year 1999 CIP Budget provides for the sewer

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upgrade of the City's Metropolitan and Municipal Wastewater System, water projects, the east/west connection between Interstate 5 and Interstate 15 for Route 56, lane widening, storm projects and installation and improvement of cityfied traffic signals.

- C. Consistent with signs of a recovering economy, most major tax revenue categories displayed signs of growth in Fiscal Year 1998. Moderate growth is anticipated for most Fiscal Year 1999 major revenues. The economic growth rates for major revenue categories are property tax (3.0%), sales tax (4.2%), Transient Occupancy Tax (6.6%) and Motor Vehicle License fees (3.8%).
- D. The City's Fiscal Year 1999 Capital Improvements Budget (CIP) is embodied in Volume's IV and V of the City's Budget. The Agency's Fiscal Year 1998-1999 Program Budget was adopted on June 25, 1998. 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 \$391.3 million, an increase of \$95.5 million over Fiscal Year 1998.
- E. Although sustained revenue growth is anticipated in Fiscal Year 1999, 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 are 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 1999 Budget.

III. ELIMINATION OF BLIGHTING CONDITIONS

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

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- A. The improvements will enhance the neighborhood and replace inadequate public improvements. The proposed improvements will remove and replace these adverse conditions, upgrading to match the improvements on nearby streets.
- B. The improvements will act as a catalyst providing an incentive for private investment, thereby contributing to the removal of economic blight.
- C. The improvements provide improved vehicle movement and access to public and private properties.
- D. "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.

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**The City of San Diego
CERTIFICATE OF CITY AUDITOR AND COMPTROLLER**

CERTIFICATE OF UNALLOTTED BALANCE

AC 9901190
ORIGINATING DEPT. NO.: 9960

I HEREBY CERTIFY that the money required for the allotment of funds for the purpose set forth in the foregoing resolution is available in the Treasury, or is anticipated to come into the Treasury, and is otherwise unallotted.

Amount 114,000.00 Fund 98840

Purpose To authorize the expenditure of funds for construction improvements at Cedar Street and Third Avenue.

Date May 14, 1999 By: *Sud Chul*

AUDITOR AND COMPTROLLER'S DEPARTMENT

ACCOUNTING DATA										
ACCTG. LINE	CY PY	FUND	DEPT	ORG.	ACCOUNT	JOB ORDER	OPERATION ACCOUNT	BENF/ EQUIP	FACILITY	AMOUNT
1	0	98840	97461	2009	6030	002009				\$114,000.00
TOTAL AMOUNT										\$114,000.00
										FUND OVERRIDE <input type="checkbox"/>

CERTIFICATION OF UNENCUMBERED BALANCE

I HEREBY CERTIFY that the indebtedness and obligation to be incurred by the contract or agreement authorized by the hereto attached resolution, can be incurred without the violation of any of the provisions of the Charter of the City of San Diego; and I do hereby further certify, in conformity with the requirements of the Charter of the City of San Diego, that sufficient moneys have been appropriated for the purpose of said contract, that sufficient moneys to meet the obligations of said contract are actually in the Treasury, or are anticipated to come into the Treasury, to the credit of the appropriation from which the same are to be drawn, and that the said money now actually in the Treasury, together with the moneys anticipated to come into the Treasury, to the credit of said appropriation, are otherwise unencumbered.

Not to Exceed \$ _____

Vendor _____

Purpose _____

Date _____ By: _____

AUDITOR AND COMPTROLLER'S DEPARTMENT

ACCOUNTING DATA										
ACCTG. LINE	CY PY	FUND	DEPT	ORG.	ACCOUNT	JOB ORDER	OPERATION ACCOUNT	BENF/ EQUIP	FACILITY	AMOUNT
TOTAL AMOUNT										
										FUND OVERRIDE <input type="checkbox"/>

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