

RESOLUTION NUMBER R- 292979

ADOPTED ON APR 11 2000

A RESOLUTION OF THE COUNCIL OF THE CITY OF SAN DIEGO MAKING CERTAIN FINDINGS WITH RESPECT TO THE PAYMENTS FOR OFF-SITE IMPROVEMENTS OF THE MARTIN LUTHER KING JR PROMENADE IN FRONT OF THE HARBOR CLUB IN THE MARINA SUB AREA OF THE CENTRE CITY REDEVELOPMENT PROJECT.

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 Marina Sub Area 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 for off-site improvements in the Marina Sub Area of the Project; and

WHEREAS, the Centre City Development Corporation (the "Corporation") has reviewed and recommends that the Council of The City of San Diego consent to and the Agency authorize the Corporation to bid and construct off-site improvements of the Martin Luther King Jr Promenade in front of the Harbor Club in the Marina Sub Area of the Centre City Redevelopment Project; 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 off-site 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 requirements; NOW, THEREFORE,

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

1. That it finds that the construction of off-site improvements of the Martin Luther King Jr Promenade in the Marina Sub Area of the Centre City Redevelopment Project for which the Agency proposes to pay for are of benefit to the Centre City Redevelopment Project, that it finds and determines that the off-site improvements will assist in the elimination of blighting conditions inside the Project area, all as described in Attachment 1 hereto.
2. That it consents to the payment by the Agency for all or part of the cost of the off-site improvements identified above.
3. That it authorizes the City Clerk to deliver a copy of this resolution to the Executive Director and members of the Agency.
4. That the total amount for the contract and agreement shall not exceed \$250,000.

APPROVED: CASEY GWINN, City Attorney

By 
Elisa A. Cusato
Deputy City Attorney

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03/29/00
Or.Dept:CCDC
Aud.Cert:N/A
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ATTACHMENT NO. 1
FINDINGS

SUBJECT IMPROVEMENTS:

CONSTRUCTION OF OFF-SITE IMPROVEMENTS OF THE MARTIN LUTHER KING JR PROMENADE ("PROMENADE") IN FRONT OF THE HARBOR CLUB, INCLUDING PAVING, TREES, LANDSCAPING AND IRRIGATION

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 Marina Sub Area of 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 Marina Sub Area of the Centre City Redevelopment Project, adjacent to existing residential and commercial developments, or currently underway.
- B. Improvements are planned for the portion of the Promenade in front of the Harbor Club and adjacent to the off-sites being constructed in concert with the Bridgeworks development, to 1st Avenue. 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 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 2000 Budget for the City of San Diego (City) increased 27%. 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. Unfunded capital needs total \$114.6 million.

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- 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 2000 Capital Improvement Program Budget increased 60% from the Fiscal Year 1999 Budget. The Fiscal Year 2000 CIP Budget provides for the continued sewer upgrade of the City's metropolitan and municipal wastewater system, and water projects.
- C. After three years of economic growth, the San Diego's regional economy is slowing. Most major tax revenue categories continue to show signs of growth. Moderate growth is anticipated for most Fiscal Year 2000 major revenues. The economic growth rate for major revenue categories are property tax (11.0%), sales tax (6%), Transient Occupancy Tax (8%) and Motor Vehicle License fees (4%).
- D. The City's Fiscal Year 2000 Capital Improvements Budget (CIP) is embodied in Volume's IV and V of the City's Budget. The Agency's Fiscal Year 1999-2000 Program Budget was adopted on June 29, 1999. 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 \$729.7 million, a increase of \$274.3 million over Fiscal Year 1999.
- E. Although sustained revenue growth is anticipated in Fiscal Year 2000, the City relied 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 had its impact on City's major General Fund Revenue source.

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 Marina Sub 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 nearby improvements.

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- B. Trees will be added and/or replaced to further enhance the aesthetic quality of the Promenade and area.
- 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. "Provide public amenities as a catalyst for new development and investment" is included in the work program for the Marina Sub Area of the Implementation Plans adopted July 20, 1999 pursuant to Health and Safety Code 33490.

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