

RESOLUTION NUMBER R- 293263

ADOPTED ON JUN 6 - 2000

A RESOLUTION OF THE COUNCIL OF THE CITY OF SAN DIEGO APPROVING THE POTTER TRACT/VALENCIA PALMS BUSINESS PARK PUBLIC IMPROVEMENTS LOCATED WITHIN THE CENTRAL IMPERIAL REDEVELOPMENT PROJECT AREA, MAKING CERTAIN FINDINGS WITH RESPECT TO THE PAYMENTS FOR THE IMPROVEMENTS, AND AUTHORIZING THE SOUTHEASTERN ECONOMIC DEVELOPMENT CORPORATION TO AWARD THE CONTRACT FOR THE CONSTRUCTION OF 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 Central Imperial 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 installation and construction of the Potter Tract/Valencia Palms Business Park Public Improvements [the Improvements] for the benefit of 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 consent to and the Agency authorize the Corporation to award a contract for construction of 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 demolition, installation and construction of the Improvements by the Agency are in the best

interest of the City and the 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 the Council finds and determines that the construction of the Improvements in the Project area for which Agency proposes to pay are of benefit to the Central Imperial Redevelopment Project, that the Council 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 that the Council 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. 2.

2. That the Council finds and determines that the construction of the Improvements are consistent with the Implementation Plan adopted for the Project by the Agency pursuant to California Health and Safety Code section 33490, as described in Attachment No. 2.

3. That the President of the Corporation, or designee, is authorized to award the contract to the lowest qualified bidder, provided the bid is within the established budget.

5. That the Corporation, on behalf of the Council, is authorized to administer the contract.

6. Stating for the record, that the Environmental Impact Report [EIR] prepared by The City of San Diego (LDR No. 96-7729) dated April 28, 2000, and certified by the San Diego Planning Commission on May 11, 2000, has been reviewed and considered prior to approval of the Improvements.

7. That the total amount for the contract and agreement shall not exceed \$2.3 million.

8. That the City Auditor and Comptroller is authorized to amend the FY 2000 Central Imperial Redevelopment Project Budget by allocating \$400,000 of the FY 2000 Tax Allocation Bond proceeds from Fund No. 98780 to Fund No. 98779.

9. That the appropriation of the \$400,000 is authorized for all costs associated with predevelopment and street improvements for the above-mentioned Improvements.

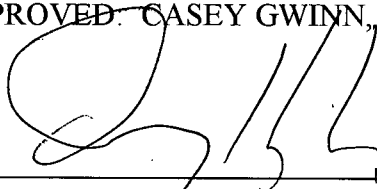
10. That the expenditure of an amount not to exceed \$2.3 million is authorized, solely and exclusively, for the purpose of providing funds for the above-mentioned Improvements.

11. That the Council consents to the payment by the Agency for al of the costs of the Improvements identified above.

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

APPROVED: CASEY GWINN, City Attorney

By



Douglas K. Humphreys
Deputy City Attorney

DKH:lc

05/22/00

Or.Dept:SEDC

Aud.Cert:See 2001134

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ATTACHMENT NO. 2
FINDINGS

**CONSTRUCTION OF POTTER TRACT/
VALENCIA PALMS BUSINESS PARK PUBLIC IMPROVEMENTS**

FINDINGS OF BENEFITS

1. The subject improvements for which the Agency proposes to pay, will benefit the Central Imperial Redevelopment Project area and the immediate neighborhood in which improvements is located in that:
 - a. The Potter Tract/Valencia Palms Business Park is located within the Central Imperial Redevelopment Project area. In addition, all associated public improvements will be constructed with the Central Imperial Redevelopment Project Area.
 - b. The proposed improvements will enable development of the site with a United States Post Office to serve the 92114 zip code, thereby providing a direct benefit to residents and businesses in the service area.
2. There are no other reasonable means of financing the improvements available to the Community.
 - a. In 1996, the City Council of the City of San Diego authorized the submission of an application for a Section 108 Loan Guarantee to the United States Department of Housing and Urban Development (HUD). HUD approved the application and in 1999, SEDC obtained approximately \$6.8 million in Section 108 funding for three separate activities within the Southeastern San Diego Community. A portion of this funding was specifically designated for the preliminary and development costs associated with the Potter Tract/Valencia Palms Business Park public improvements.
 - b. The Redevelopment Agency of the City of San Diego has issued Tax Allocation Bonds, Series 2000 for the Central Imperial Redevelopment Project. These bonds were issued for the purposes of financing certain improvements in the Project Area.
 - c. No other reasonable means of financing the subject improvements are available other than the aforementioned Section 108 and tax allocation bond proceeds noted above.
3. The payment of funds for such improvements will assist in the elimination of blighting conditions inside the Central Imperial Redevelopment Project Area by:
 - a. Improving a portion of the South Las Chollas Creek channel through the site to contain storm flows from a 100-year storm event and elevating the site above the 100-year floodplain. These improvements will make the underutilized Potter

Tract property available for industrial development and alleviate areas prone to flooding, both on- and off-site.

- b. The public improvements will facilitate industrial development on the site and provide job opportunities for local residents.
 - c. The provision of water and sewer service to the site will improve infrastructure deficiencies within the Project Area.
 - d. Widening Imperial Avenue to four-lane major standards across the project frontage will improve infrastructure deficiencies and inferior circulation within the Project Area.
 - e. The project includes providing the City an Irrevocable Offer of Dedication on Lot 7 to accommodate the future extension of Valencia Parkway between Imperial Avenue and Market Street, thereby assisting in the elimination of inferior circulation within the Project Area.
 - f. The provision of a landscaped pedestrian path along the South Las Chollas Creek Channel will provide public access to open space where none currently exists.
4. The proposed improvements are consistent with the Second Five Year Implementation Plan for the Central Imperial Redevelopment Project, adopted by the Agency on July 20, 1999, on file in the office of the Secretary to the Agency as document No. D-03018b, pursuant to California Health and Safety Code section 33490, in that the subject improvements are listed on Tables 4 and 5 of this document.