

(R-2001-398)

RESOLUTION NUMBER R- 293934

ADOPTED ON OCT 3 2000

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN DIEGO MAKING CERTAIN FINDINGS REGARDING THE CONSTRUCTION OF SURFACE OFF-SITE IMPROVEMENTS FOR THE YOUNG WOMEN'S CHRISTIAN ASSOCIATION OF SAN DIEGO [YWCA] AT 10TH AVENUE AND C STREET.

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 Core District of the Expansion 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 the construction of improvements including sidewalks, curbs and gutters, street trees, street lights, one driveway apron and other improvements on portions of 10th Avenue and C Street adjacent to the YWCA [the Improvements]; and

WHEREAS, State law requires that certain findings be made by the City Council prior to the expenditure of Agency funds for public facilities and improvements; and

WHEREAS, the Centre City Development Corporation [the Corporation] recommends that the Council of the City of San Diego make those findings regarding the Improvements; and

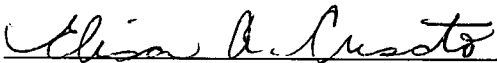
WHEREAS, the Council has considered all conditions of the proposed payment for the Improvements and believes that the payment by the Agency of the cost of the installation and construction of the Improvements by the Agency is in the best interest of the City and health,

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 City Council of the City of San Diego, as follows:

1. That the Council finds and determines that the construction of the Improvements on portions of 10th Avenue and C Street adjacent to the YWCA is of benefit to the Centre City Redevelopment Project, as described in Attachment No. 1.
2. That the Council finds and determines that there are no other reasonable means for financing the Improvements available to the community, as described in Attachment No. 1.
3. That the Council finds and determines that the Improvements will assist in eliminating one or more blighting conditions inside the Project area and 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 No. 1.

APPROVED: CASEY GWINN, City Attorney

By 
Elisa A. Cusato
Deputy City Attorney

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ATTACHMENT NO. 1
FINDINGS

SUBJECT IMPROVEMENTS:

REQUEST TO BID INSTALLATION OF OFF-SITE IMPROVEMENTS FOR YOUNG WOMEN'S CHRISTIAN ASSOCIATION OF SAN DIEGO ("YWCA") LOCATED AT 10TH & "C" - CORE REDEVELOPMENT DISTRICT OF THE EXPANSION SUB AREA 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 Core Redevelopment District or the immediate neighborhood in which the Project area is located in that:

- A. These improvements are within the Core Redevelopment District of the Centre City Redevelopment Project, adjacent to underdeveloped properties.
- B. Improvements are planned for portions of 10th Avenue and "C" 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 2001 Budget for the City of San Diego (City) decreased by 4.5%. Even though there is an increase in the General Fund, Enterprise Fund and in the Special Revenue Fund, the substantial decrease in the Capital Improvement Program resulted in the overall decrease of the Fiscal Year 2001 City Budget. With the reduction of the CIP Budget a number of capital projects remain unfunded due to limited funds. Unfunded capital needs total \$97.08 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 2001 Capital Improvement Program Budget decreased 28% from the Fiscal Year 2000 Budget. The Fiscal Year 2001 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 2001 major revenues. The economic growth rate for major revenue categories are property tax (10.0%), sales tax (6%), Transient Occupancy Tax (8%) and Motor Vehicle License fees (6%).
- D. The City's Fiscal Year 2001 Capital Improvements Budget (CIP) is embodied in Volume IV of the City's Budget. The Agency's Fiscal Year 2000-2001 Program Budget was adopted on June 18, 2000. 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 \$539.6 million, a decrease of \$210.9 million over Fiscal Year 2000.
- E. Although sustained revenue growth is anticipated in Fiscal Year 2001, 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 Core Redevelopment District 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. The location of streetlight standards will be adjusted and added so as to increase the level of lighting along the public sidewalks and streets.
- C. The improvements will act as a catalyst providing an incentive for private investment, thereby contributing to the removal of neighborhood blight.
- D. The improvements provide improved pedestrian access to public and private properties.
- E. The work program of the Implementation Plans for the Period of July 1999 - June 2004 for the Centre City and Horton Plaza Redevelopment Projects includes (under the work program section - Other Public Infrastructure/Facility Projects) a project titled Miscellaneous Public Improvements and Facilities which is described as providing public improvements and facilities as needed within or to serve, the various areas of the Project Areas.