

RESOLUTION NUMBER R- 205929

ADOPTED ON JAN 08 2002

A RESOLUTION OF THE COUNCIL OF THE CITY OF SAN DIEGO MAKING CERTAIN FINDINGS WITH RESPECT TO THE FEASIBILITY STUDY FOR THE BAY TO BAY LINK.

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 North Bay Redevelopment Project [the Project]; and

WHEREAS, on April 3, 2001, by Resolution R-03315, the Agency authorized the issuance of a Request for Qualifications through the City's Engineering and Capital Projects Department to study the engineering, technical, environmental, cost and land acquisition concerns associated with the proposed Bay to Bay Link and to include other options in addition to the proposed canal [the Study]; and

WHEREAS, the Agency proposes to enter into an agreement with Wallace Roberts & Todd, LLC. to investigate the feasibility of the Bay to Bay Link and other options in addition to the proposed canal for the benefit of the Project Area and its immediate neighborhood; NOW, THEREFORE,

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

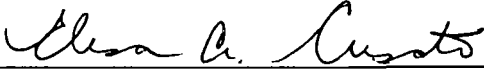
1. That the Council finds and determines that the evaluation of the Bay to Bay Link and other options in addition to the proposed canal in and through the Project area for which the Agency proposes to pay are of benefit to the North Bay Redevelopment Project, that the Council

finds and determines that no other reasonable means for financing the proposed Study are available to the community, and that the Council finds and determines that the proposed Study will assist in eliminating one or more blighting conditions inside the Project area, all as described in Attachment No.1.

2. That the Council finds and determines that the proposed Study is 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.1.

3. 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 
Elisa A. Cusato
Deputy City Attorney

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**ATTACHMENT NO. 1
FINDINGS**

1. FINDINGS OF BENEFIT


The proposed Bay to Bay Feasibility Study for which the Redevelopment Agency proposes to pay will benefit the North Bay Redevelopment Project Area and the immediate neighborhood in which the project is located in that:

- a. The Study will identify, define and evaluate relevant parameters for the feasibility of the long-discussed Bay to Bay Canal and other linkages in the North Bay community. Such a concept has long been discussed in the public venue without exact parameters.
- b. The Study will discern advantages and disadvantages of potentially constructing a canal and other community linkages in North Bay through professional analysis of engineering, environmental, financial, geotechnical, transportation, cultural heritage and related issues. Such a study will provide a solid basis for future community discussion and decision-making concerning the Bay to Bay link issue.
- c. Providing some kind of enhanced community linkages, open space, or park area in the North Bay Redevelopment Project Area would enhance overall attractiveness of the area and establish an atmosphere conducive to other redevelopment opportunities particularly for properties that are underutilized and/or exhibiting physical or economic blighting conditions nearby.
- d. The development a Bay to Bay link of some kind would bring additional businesses, customers, shoppers and tourists to the North Bay Redevelopment Project.

2. FINDINGS OF NO OTHER REASONABLE MEANS OF FINANCING

There are no other reasonable means of financing the proposed Bay to Bay Feasibility Study available to the Community.

- a. After review of potential funding, it was found no potential state or federal grant funds are available for this Study.
- b. The Fiscal Year 2002 Budget for the City of San Diego (City) increased 1.4%. The overall increase resulted from an increase in the General Fund, Enterprise Fund, Debt Service and in the Special Revenue fund even though there was a decrease in the Capital Improvement Program (CIP). Over the last several years,

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as the City's CIP has grown and revenues have leveled off, the City has developed phased funding to use available cash and minimize the issuance of bond proceeds. This is a means whereby large projects may be budgeted and contracted for in an efficient manner that maximizes the City's use of available funds.

- c. The City's CIP budget is funded primarily with water and sewer fees, developer impact fees, grant funds, enterprise funds revenues, Facility Benefit Assessment funds, Gas Tax, and TransNet funds. The Fiscal Year 2002 CIP budget decreased 11.3 % from the Fiscal Year 2001 budget. The Fiscal Year 2002 CIP budget provides for the sewer upgrade of the City's Metropolitan and Municipal Wastewater System, water projects, Parks and Recreation projects, library projects, transportation projects and special projects.
- d. The Redevelopment Agency of the City of San Diego has issued Tax Allocation Bonds for the North Bay Redevelopment Project. These bonds were issued for the purpose of financing improvements in the Project Area including "establishing bay to bay water linkages between San Diego Bay and Mission Bay that could encourage commercial and residential development."
- e. No other reasonable means of financing the Study are available other than the tax allocation bond proceeds.

3. FINDINGS OF ELIMINATION OF BLIGHT

The payment of funds for the Bay to Bay Study will assist in the elimination of blighting conditions inside the North Bay Redevelopment Project Area in that the Study is a major step towards addressing the idea of some kind of linkage between San Diego Bay and Mission Bay that will:

- a. Increase the economic viability of local properties and businesses by enhancing the general atmosphere, desirability, and community feeling of nearby sites in the Midway/Sports Arena area, thus attracting additional consumers and tourists to a neglected neighborhood.
- b. Allow the Agency to facilitate future commercial/residential development and investment in designated 'clusters' adjacent to a future amenity by assemblage of irregularly-shaped and underutilized parcels in the Midway sector. The resultant additional revenue generated by the appreciation in value of such re-oriented land parcels could be used to finance the amenity itself.
- c. Enhance currently lacking or insufficient infrastructure facilities with improvements such as paved streets and sidewalks, drains, curbs, and gutters.

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- d. Attract new business and residential development, including low and moderate-income dwellings. The development of an amenity would add value to adjacent parcels and cause an 'upward pressure' or increase in lease rates. Premium lease rates could be adjacent to the amenity. Adding additional value to the area would, in turn, help reduce building vacancy and turnover rates.
- e. Encourage the rehabilitation of deficient, substandard and obsolete structures, which abound in the study area.
- f. Deter crime, graffiti and the necessity for extra security fencing while countering undesirable under-usage of irregular, vacant or deteriorated lots, many of which are found along the proposed path of a future amenity.
- g. Discourage excessive presence of adult entertainment and alcohol-related facilities in order to improve, promote and preserve positive neighborhood characteristics in North Bay.

4. FINDINGS OF CONSISTENCY WITH IMPLEMENTATION PLAN

The proposed Study is consistent with the Five-Year Implementation Plan for the North Bay Redevelopment Project Area, adopted by the Agency on May 4, 1998, Resolution Number R-02840 (and amended twice on March 27, 2001 by Resolution Number R-03310 and June 19, 2001 by Resolution Number R-03341), pursuant to California Health and Safety Code Section 33490, in that:

- a. The Five-Year Implementation Plan explicitly states that one of its Goals and Objectives is to "establish a Bay to Bay water linkage between San Diego Bay and Mission Bay that could encourage commercial and residential development throughout the Project Area."
- b. The Work Program of the North Bay Implementation Plan also calls for pursuit of "engineering and other appropriate studies concerning right of way and alignment of the proposed 'Bay to Bay' canal."
- c. In addition, the pursuit of a Bay to Bay linkage would encourage and enhance opportunities for public and private economic growth and revitalization, which are stated objectives of the Implementation Plan.

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