

RESOLUTION NUMBER R- 295928

ADOPTED ON JAN 08 2002

A RESOLUTION OF THE COUNCIL OF THE CITY OF SAN DIEGO MAKING CERTAIN FINDINGS WITH RESPECT TO PUBLIC IMPROVEMENTS AT THE MARKET STREET/ FIFTH AVENUE INTERSECTION IN THE GASLAMP QUARTER SUB AREA IN THE CENTRE CITY REDEVELOPMENT PROJECT AREA.

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 Gaslamp Quarter Sub Area of the Centre City Redevelopment Project Area [the Project Area]; and

WHEREAS, the Centre City Development Corporation, Inc. [CCDC], has been authorized to administer the redevelopment projects in the Project Area; 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 public improvements at the intersection of Market Street and Fifth Avenue [the Proposed Project], in the Project Area; and

WHEREAS, the Proposed Project includes, but is not limited to, the following public improvements: the adjustment and relocation of public streetlights and traffic signals; improvements to the curbs, gutters and sidewalks; and improvements to the landscaping and irrigation system; and

WHEREAS, the Proposed Project will assist in meeting the goal and objective stated in the Implementation Plan to complete improvements in the area as a means to contribute to blight removal by replacing inadequate public improvements; and

WHEREAS, the Proposed Project would correct adverse health and safety conditions, would act as a catalyst to provide an incentive for private investment in the rehabilitation of the Project Area, and would contribute to the removal of blight; NOW, THEREFORE,

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

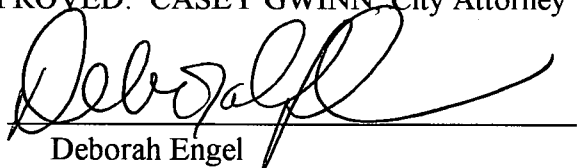
1. That the Council finds and determines that the construction of public improvements at the intersection of Market Street and Fifth Avenue, for which the Agency proposes to pay, are of benefit to the Centre City Redevelopment Project, as described in Attachment No. 1.

2. That the Council finds and determines that construction of public improvements at the intersection of Market Street and Fifth Avenue will assist in the elimination of one or more blighting conditions inside the Centre City Redevelopment Project Area, and that no other reasonable means of financing the proposed public improvements are available to the community, as described in Attachment No. 1.

3. That the Council finds and determines that the Agency's funding of the public improvements in the Project Area is consistent with the Five-Year Implementation Plan for the Project area, as adopted and thereafter amended by the Agency pursuant to California Health and Safety Code section 33490, as described in Attachment No. 1.

APPROVED: CASEY GWINN, City Attorney

By



Deborah Engel
Deputy City Attorney

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Or.Dept:CCDC
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ATTACHMENT NO. 1
FINDINGS

SUBJECT IMPROVEMENTS:

REQUEST TO BID AND CONSTRUCT CERTAIN PUBLIC IMPROVEMENTS AT THE MARKET STREET / FIFTH AVENUE INTERSECTION IN THE GASLAMP QUARTER 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 Centre City Redevelopment Project or the immediate neighborhood in which the Project area is located in that:

- A. These improvements are within the Gaslamp Quarter Sub Area of the Centre City Redevelopment Project, adjacent to underdeveloped properties.
- B. Improvements are planned for the Market Street / Fifth Avenue intersection. The improvements will enhance these areas for the benefit of nearby users as well as residents.
- C. The installation of public surface improvements consisting of curb, gutter and sidewalk, decorative brick pavers, landscaping, irrigation system, relocation of existing streetlights, traffic signals and other appurtenant structures 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:

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- A. The Fiscal Year 2002 Budget for the City of San Diego (City) increased 3.3%. 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, 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.
- 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, Gas Tax and Transnet funds. The Fiscal Year 2002 Capital Improvement Program Budget decreased 3.9% from the Fiscal Year 2001 Budget.

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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.

- C. Most major tax revenue categories continue to show signs of growth. Moderate growth is anticipated for most of Fiscal Year 2002 major revenues. The economic growth rates for major revenue categories are property tax (6.0%), sales tax (5%), Transient Occupancy Tax (6%) and Motor Vehicle License fees (5%).
- D. The City's Fiscal Year 2002 Capital Improvements Budget (CIP) is embodied in Volume's IV and V of the City's Budget. The Agency's Fiscal Year 2002 Program Budget was adopted on July 24, 2001. 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 \$741.4 million, an increase of \$27.6 million over Fiscal Year 2001.

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 Gaslamp Quarter 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 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 location of streetlight standards will be adjusted 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 economic blight.
- D. The improvements provide safer pedestrian access to public and private properties.
- E. Completion of off-site improvements in this area is a means to contribute to blight removal by replacing inadequate public improvements as included in page 11 of the Five - Year Program By District of the Implementation Plan adopted July 20, 1999 and amended on October 26, 1999 pursuant to Health and Safety Code 33490.

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