

RESOLUTION NUMBER R- 296305

ADOPTED ON APR 09 2002

A RESOLUTION OF THE COUNCIL OF THE CITY OF SAN DIEGO MAKING CERTAIN FINDINGS WITH RESPECT TO THE PAYMENTS FOR INSTALLATION/REHABILITATION OF STREETLIGHTS ON BROADWAY FROM 12TH AVENUE TO PACIFIC HIGHWAY IN THE CENTRE CITY AND HORTON PLAZA REDEVELOPMENT PROJECT AREAS.

WHEREAS, the Redevelopment Agency of the City of San Diego [Agency] is engaged in activities necessary to carry out and implement the Redevelopment Plan for the Centre City and Horton Plaza Redevelopment Project Areas [Project Areas]; and

WHEREAS, the Centre City Development Corporation, Inc. [CCDC], has been authorized to administer the redevelopment projects in the Project Areas; and

WHEREAS, in order to carry out and implement the Redevelopment Plan, the Agency proposes to pay for all or part of the construction, installation, and rehabilitation of streetlight improvements on Broadway from 12th Avenue to Pacific Highway [Streetlight Improvements]; and

WHEREAS, the Streetlight Improvements will correct adverse health and safety conditions, would act as a catalyst to provide an incentive for private investment in the rehabilitation of the Project Areas, and would contribute to the removal of blight; and

WHEREAS, the Council has duly considered all conditions of the proposed payment for Streetlight Improvements and believes that the payment by the Agency of all or part of the cost of the installation and construction of 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 law requirements; NOW, THEREFORE,

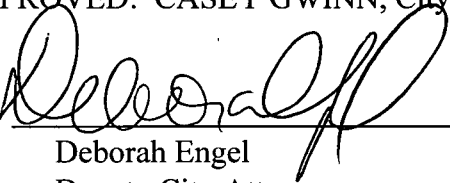
BE IT RESOLVED, by the Council of the City of San Diego, as follows:

1. That it finds and determines that the installation/rehabilitation of the public streetlight improvements on Broadway from 12th Avenue to Pacific Highway, for which the Agency proposes to pay for are of benefit to the Centre City and Horton Plaza Redevelopment Projects, as described in Attachment No. 1.

2. That it finds and determines that the proposed improvements will assist in eliminating one or more blighting conditions inside the Project Areas 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 it finds and determines that the Agency's funding of the installation/rehabilitation of the Streetlight Improvements in the Project Areas is consistent with the Five-Year Implementation Plan adopted for the Project Areas, 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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03/25/02  
Or.Dept:CCDC  
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ATTACHMENT NO. 1  
FINDINGS

SUBJECT IMPROVEMENTS:

REQUEST TO BID INSTALLATION / REHABILITATION OF STREET LIGHTS ON BROADWAY FROM 12<sup>TH</sup> AVENUE TO PACIFIC HIGHWAY - CENTRE CITY AND HORTON PLAZA REDEVELOPMENT PROJECTS

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 and Horton Plaza Redevelopment Projects or the immediate neighborhood in which the Project areas are located in that:

- A. These improvements are within the Horton Plaza Redevelopment Project and the Columbia, Gaslamp and Core Redevelopment Districts of the Expansion Sub Area of the Centre City Redevelopment Project, adjacent to underdeveloped properties.
- B. Improvements are planned for Broadway from 12<sup>th</sup> Avenue to Pacific Highway (18 block extent). The improvements will enhance Broadway for the benefit of nearby users as well as residents.
- C. The installation of public street light improvements will correct adverse health and safety conditions.
- D. The public 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 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 phase 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.

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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, Gas Tax and Transnet funds. The Fiscal Year 2002 Capital Improvement Program Budget decreased 3.9% 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.
- C. Most major tax revenue categories continue to show signs of growth. Moderate growth is anticipated for most 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 Volumes 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 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 economic blight.
- D. The improvements provide improved pedestrian access to public and private properties.

- E. "Improvements to existing water and sewer lines, streets, sidewalks, parkways, and lighting in the right-of-way" as means to contribute to blight removal is included on page 4 of the work program of the Implementation Plans adopted July 20, 1999 and amended October 26, 1999 pursuant to Health and Safety Code 33490.