

(R-2002-1495)

RESOLUTION NUMBER R- 296538

ADOPTED ON MAY 21 2002

A RESOLUTION OF THE COUNCIL OF THE CITY OF SAN DIEGO MAKING CERTAIN FINDINGS WITH RESPECT TO THE PAYMENTS FOR CONSTRUCTION OF ON-SITE IMPROVEMENTS ON THE 12TH & MARKET SITE IN THE EAST VILLAGE REDEVELOPMENT DISTRICT OF THE EXPANSION SUB AREA OF THE CENTRE CITY REDEVELOPMENT PROJECT AREA.

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 East Village Redevelopment District Area of the Centre City Redevelopment Project [Project]; 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 on-site improvements in the East Village Redevelopment District; and

WHEREAS, Centre City Development Corporation [Corporation] has reviewed and recommends that the Council of the City of San Diego consent to and Agency authorize the Corporation to bid and construct the on-site improvements on the 12th & Market site (block bounded by 11th & 12th Avenues, G and Market Streets) in the East Village Redevelopment District; and

WHEREAS, the Agency 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

construction of these 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 construction of the improvements in the East Village Redevelopment District for which the Agency proposes to pay are of benefit to the Centre City Redevelopment Project, that it finds and determines that no other reasonable means for financing the proposed construction for which the Agency proposes to pay are available to the community; that it finds and determines that the proposed construction will assist in eliminating more blighting conditions inside the Project area, all as described in Attachment 1.

2. That it finds and determines that the construction of said improvements is 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 1.

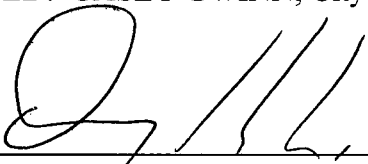
3. That it consents to the payment by the Agency for all of the costs of the construction identified above.

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

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5. That the total amount for the contract and agreement shall not exceed \$97,500.

APPROVED: CASEY GWINN, City Attorney

By 

Douglas K. Humphreys
Deputy City Attorney

Or.Dept:CCDC
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ATTACHMENT NO. 1
FINDINGS

AUTHORIZATION TO BID - CONSTRUCTION OF SURFACE PARKING LOTS - 12TH & MARKET BLOCK - EAST VILLAGE REDEVELOPMENT DISTRICT OF THE EXPANSION SUB AREA OF THE CENTRE CITY REDEVELOPMENT PROJECT

I. FINDINGS OF BENEFIT

The subject construction for which the Redevelopment Agency of the City of San Diego (Agency) proposes to pay will benefit the East Village Redevelopment District or the immediate neighborhood in which the Project area is located in that:

- A. The construction is within the East Village Redevelopment District of the Centre City Redevelopment Project, adjacent to undeveloped properties.
- B. Construction is planned for a portion of the block bounded by 11th & 12th avenues, G and Market streets. The elimination of blighting conditions will enhance the area for the benefit of nearby users as well as residents.
- C. The construction of on-site improvements and subsequent construction of the Park to Bay Link and 12th & Market Residential projects 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 construction 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 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. 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 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 of the on-site improvements will assist in the elimination of one or more blighting conditions inside the East Village Redevelopment District area and are consistent with the Implementation Plan adopted for the Project pursuant to Health and Safety Code 33490, in that:

- A. The elimination of blighting conditions will enhance the neighborhood and facilitate construction of the Park to Bay Link and 12th & Market Residential projects which will replace inadequate public improvements. The proposed construction will remove these adverse conditions.
- B. The improvements will act as a catalyst providing an incentive for private investment, thereby contributing to the removal of economic blight.
- C. Completion of the construction is a means to contribute to blight removal and is included in the work program of the Implementation Plan adopted June 21, 1994 pursuant to Health and Safety Code 33490.