

RESOLUTION NUMBER R- 298779

ADOPTED ON JAN 13 2004

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN DIEGO MAKING CERTAIN FINDINGS WITH RESPECT TO THE PAYMENTS FOR PUBLIC IMPROVEMENTS ON INDIA STREET IN THE LITTLE ITALY REDEVELOPMENT DISTRICT OF THE EXPANSION AREA OF THE CENTRE CITY REDEVELOPMENT PROJECT AREA.

WHEREAS, the City Council of the City of San Diego, [Council] is engaged in activities necessary to carry out and implement the Redevelopment Plan for the Little Italy District of the Expansion Area of the Centre City Redevelopment Project [Project]; and

WHEREAS, in order to carry out and implement the Redevelopment Plan, the Redevelopment Agency proposes to pay for the construction of public improvements on India Street from Grape to Laurel streets; and

WHEREAS, Centre City Development Corporation [Corporation] has reviewed and recommends that the Council consent to and make certain findings to construct certain public improvements; and

WHEREAS, the Council has duly considered all conditions of the proposed payment for improvements and participation and believes that the payment by the Agency of the cost of the installation and construction of the public 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 City Council of the City of San Diego, as follows:

1. That the Council finds and determines that the constructions of certain public improvements on India Street from Grape to Laurel streets are of benefit to the Centre City Redevelopment Project, that the Council finds and determines that no other reasonable means for financing the proposed improvements for which the Agency proposes to pay are available to the community, and that the Council hereby finds and determines that proposed improvements will assist in eliminating more blighting conditions inside the Project area, all as described in Attachment 1.

2. That the Council finds and determines that the demolition, construction and installation of improvements on India Street from Grape to Laurel streets 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 1.

APPROVED: CASEY GWINN, City Attorney

By:



Douglas K. Humphreys
Deputy City Attorney

DKH:ai
12/23/03
Or.Dept:CCDC
Aud.Cert:n/a
R-2004-698
Redev:RA-2004-69
Form=r&t-comp.frm

ATTACHMENT NO. 1
FINDINGS

SUBJECT IMPROVEMENTS:

REQUEST TO BID PUBLIC IMPROVEMENTS - "India Street From Grape to Laurel Streets, Little Italy Redevelopment District of the Expansion Sub Area of the Centre City Redevelopment Project"

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

- A. These improvements are within the Little Italy Redevelopment District of the Centre City Redevelopment Project, adjacent to undeveloped properties.
- B. Improvements are planned for India Street from Beech to Grape streets. The improvements will enhance the area for the benefit of nearby users as well as residents.
- C. The installation of public improvements will correct adverse health and safety conditions.
- D. The 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 2004 Budget for the City of San Diego (City) increased 8.9%. The increase includes Special Revenue, water and sewer, tax funds, General and revenue funds from other Agencies. 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.

- 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 2004 Capital Improvement Program Budget increased 21.8% from the Fiscal Year 2003 Budget. The Fiscal Year 2004 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 2004 major revenues. The economic growth rates for major revenue categories are: property tax (8.0%), sales tax (3%), Transient Occupancy Tax (5.5%) and Motor Vehicle License fees (3%).
- D. The City's Fiscal Year 2004 Capital Improvements Budget (CIP) is embodied in Volumes IV and V of the City's Budget. The Agency's Fiscal Year 2004 Program Budget was adopted on May 19, 2003. 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 \$502.3 million, an increase of \$90.9 million over Fiscal Year 2003.
- E. Although there is an increase in the CIP FY2004 Budget of the City of San Diego there is \$360 million of infrastructure that remains unfunded.

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 Little Italy 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 or missing public improvements. The proposed improvements will remove and replace these adverse conditions, upgrading to match the improvements on nearby streets.
- B. These improvements will include street lights thereby increasing lighting levels on public sidewalks.

- 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. "Completion of off-site improvements in this area is a means to contribute to blight removal by replacing inadequate public improvements" is included in the work program of the Implementation Plan adopted June 21, 1994 pursuant to Health and Safety Code 33490.

S:\Selby\WPDATA\BDITEMS\2003\findings.indiast.phaseii.wpd