

# Redevelopment Dissolution Update

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## One

- Receive Approval from DOF of Non-Housing DDR
- Meet-and-Confer Session (if necessary)

## Two

- City makes payment of excess funds to County

## Three

- DOF issues City a Finding of Completion
- Excess Non-Housing Bonds may be placed on future ROPS

## Four

- Submit Long-Range Property Management Plan to DOF
- DOF reviews / approves LRPMP
- Properties transferred to City or sold

# WAYS TO STAY INFORMED

## Oversight Board

- Meeting agendas and staff reports, including attachments
- Project and Property Status Update Lists arranged by Council District, updated quarterly
- All DOF communications
- Audio recordings of meetings
- Legislation and Board members

## Civic San Diego

- News about new Projects and Programs
- News about new funding sources for planning, capital improvements, economic development (i.e. NMTC)
- Studies and reports
- Meeting agendas and staff reports, including attachments
- Solicitations for consultants & development opportunities
- Staff contacts and Board members

## Social Media

- Facebook
- LinkedIn
- Twitter

*(coming soon)*

## Community Engagement

- Project updates at community planning committee meetings
- Project prioritization input
- Community collaboration and needs assessments

[www.sandiegooversightboard.com](http://www.sandiegooversightboard.com)

[www.civicsd.com](http://www.civicsd.com)

**DISTRICT 9 REAL PROPERTY**

Project Name	Description	Project Area	Background/Status
Land: El Cajon Blvd/I-15 Site; El Cajon Blvd/40th St	Assemble with adjacent private properties for a TOD project	City Heights	<ul style="list-style-type: none"> <li>• Consists of two sites - both vacant.</li> <li>• Will likely be proposed to be held for redevelopment in the long-range property management plan.</li> </ul>
Land: Sally Wong Property; 4108-4122 1/2 41st Street; 4102-16 University Avenue; 4118-22 University Avenue	Maintain assemblage with adjacent properties for development opportunity	City Heights	<ul style="list-style-type: none"> <li>• Will likely be proposed to be held for redevelopment in long-range property management plan.</li> <li>• Originally considered joining this parcel with city parcel along I-15. Should consider joint disposition plan for these two sites.</li> </ul>
Land: City Heights Square Mini Park Site; 4300 Block 43rd Street	Public Purpose (City Heights SQ Mini Park)	City Heights	<ul style="list-style-type: none"> <li>• On December 2, 2008, the former RDA and City Council made findings and authorized a funding contribution of \$731,500 for the Park.</li> <li>• On January 25, 2011, the former RDA and City Council authorized an additional \$198,905 to finance further park improvements required by the DDA, as amended.</li> <li>• <b>Denied by the State DOF as an enforceable obligation.</b></li> <li>• This project is fully designed and the City's Capital Projects is moving forward by using DIFs to backfill any tax increment denied by DOF. Bids have been received and the City is proceeding with the project.</li> </ul>
Land: Mid City Police Station; 4300 Block Landis Street	Public Purpose	City Heights	<ul style="list-style-type: none"> <li>• This site is currently held by the Successor Agency and will be transferred to the City.</li> <li>• Site is subject to the long-range property management plan and DOF approval.</li> </ul>

# Example of Non-Housing Property Status Report

- Securing or demolishing vacant dilapidated structures
- Processing right-of-access agreements for special community events
- Lack DOF authority to enter into longer term agreements until approval of LRPMP
- Seek community input for properties' long term future use
- Issue solicitations for development partners and negotiate public-private partnerships

## Non-Housing Properties

**DISTRICT 4 ROPS ITEMS**

Project Name	Description	Project Area	Background/Status	WBS ID
South College Avenue Pedestrian and Streetlight Improvements- Livingston Street to College Grove Dr.	This project will design and install ADA pedestrian ramps, sidewalks and streetlights along the east side of College Avenue, just north of Livingston Street to College Grove Dr, per City standards. Total cost: \$1,800,000 (\$1,700,000 denied by DOF)  (Adjoining portion of "South College Ave Streetlight Improvements" - see below)	College Grove	<ul style="list-style-type: none"> <li>• Preliminary design completed by O'Day Consultants. No further progress has been made.</li> <li>• Denied by the DOF as an enforceable obligation.</li> <li>• There is no alternate funding yet identified to complete this project.</li> <li>• There is strong community support for this project.</li> </ul>	
North Chollas Community Park Improvement	1,800 SF multi-purpose building development within North Chollas Community Park.	Crossroads	<ul style="list-style-type: none"> <li>• City Council &amp; Redevelopment Agency approved this Capital Improvement Project on July 28, 2009 with an obligation for \$2,952,000 and transferred \$952,000.</li> <li>• City Council allocated \$2,000,000 of Crossroads bond funds for the project on Aug. 4, 2011.</li> <li>• Denied by the DOF as an enforceable obligation.</li> <li>• Staff is assessing the possible availability of unencumbered bond proceeds upon completion of the audits and approval by DOF.</li> </ul>	296670

# Example of Project Status Report

- Estimated cost of projects exceeds remaining bond proceeds
- CivicSD is seeking additional funding sources
- Project prioritization will be sought
- Projects will begin to be implemented in early 2014 following approval of ROPS 13-14B

## Infrastructure Projects

# QUESTIONS