

RESOLUTION NO. 2009-140

Adopted by the Sacramento City Council

March 10, 2009

APPROVAL OF AGENCY'S SALE OF PROPERTY AT 1120/1126 F STREET AND 614 12TH STREET TO THE BOYS AND GIRLS CLUB OF GREATER SACRAMENTO FOR DEVELOPMENT OF AN OUTDOOR PLAY AREA

BACKGROUND

- A. The City of Sacramento approved by Ordinance the Alkali Flat Redevelopment Plan ("Redevelopment Plan") for the Alkali Flat Redevelopment Project Area ("Project Area").
- B. The Redevelopment Agency of the City of Sacramento ("Agency") owns certain real property generally described as 1120/1126 F Street and 614 12th Street (APN No. 002-0157-005, 002-00157-006 and 002-157-008) in the Project Area ("Property").
- C. Agency and the Boys and Girls Club of Greater Sacramento ("Developer") desire to enter into Disposition and Development Agreement ("DDA") to convey the Property to Developer for construction of an outdoor play area on approximately 14,400 square feet of space, more specifically described in the DDA.
- D. In accordance with the California Environmental Quality Act ("CEQA") and its implementing regulations, the Project is exempt under CEQA Guidelines, and the Agency Executive Director has been directed to prepare a Notice of Exemption for the sale of the Property for the Project in accordance with CEQA Guidelines Sections 15330 and 15332 ("Agency CEQA Action").
- E. A report under Health and Safety Code Section 33433 has been prepared and is attached hereto as Exhibit A filed with the Agency Clerk, and made available for public review pursuant to Section 33433.
- F. Proper notice of this action has been given and a public hearing has been held in accordance with Health and Safety Code Sections 33431 and 33433.

BASED ON THE FACTS SET FORTH IN THE BACKGROUND, THE CITY COUNCIL RESOLVES AS FOLLOWS:

- Section 1. The foregoing recitals, including the statements regarding the CEQA findings, are true and correct. The Agency CEQA Findings are approved and adopted.
- Section 2. The Agency's sale of the Property for construction of the Project is consistent with the goals and objectives of the Redevelopment Plan to remove blight, promote neighborhood-serving businesses and create an economically viable community, and is consistent with the Implementation Plan adopted for the Redevelopment Plan. The sale of the Property will assist in the elimination of blight as stated in the 33433 Report.
- Section 3. The consideration for the Agency's conveyance of the Property to Developer is the Developer obligations under the DDA, and the fair reuse value of the Property with the covenants, conditions, restrictions required by the DDA and Grant Deed, which fair reuses value is approximately One Dollar (\$1.00), as established in the 33433 Report.
- Section 4. The City Council approves the Agency's sale of the Property to the Developer for the Project pursuant to the terms of the DDA.

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Exhibit A – 33433 Report

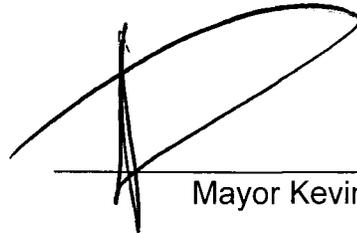
Adopted by the City of Sacramento City Council on March 10, 2009 by the following vote:

Ayes: Councilmembers Cohn, Fong, Hammond, McCarty, Pannell, Sheedy, Waters, and Mayor Johnson.

Noes: None.

Abstain: None.

Absent: Councilmember Tretheway.



Mayor Kevin Johnson

Attest:



Shirley Concolino, City Clerk

Report Regarding the Disposition of Property Acquired Directly or Indirectly with Tax Increment Funds (Health & Safety Code Section 33433)

I. Agreement

A copy of the Purchase and Sale or Lease Agreement ("Agreement") disposing of an interest in Agency real property is attached to this Report.

II. Summary of Terms of Disposition

AGENCY'S COST OF ACQUIRING THE LAND	
Purchase Price (or Lease Payments Payable During Agreement)	\$ 365,000
Commissions	NA
Closing Costs	\$6,654.56
Relocation Costs	NA
Land Clearance Costs	NA
Financing Costs	NA
Improvement Costs (e.g. utilities or foundations added)	NA
Other Costs	NA
TOTAL	\$ 371,654.56

ESTIMATED VALUE OF INTEREST CONVEYED	
Value of the property determined at its highest and best use under the redevelopment plan	\$ 800,000

ESTIMATED REUSE VALUE OF INTEREST CONVEYED	
Value of property determined with consideration of the restrictions and development costs imposed by the Agreement	\$ 1
VALUE RECEIVED ON DISPOSITION	
The purchase price or the total of the lease payments due to the Agency under the Agreement	\$ 1

III. Explanation of Disposition for Less than Full Value

Value of the property determined at its highest and best use under the redevelopment plan is based on current Agency assessment of the sales price per square foot (\$55) of similarly zoned (C-2 General Commercial) vacant land in the vicinity of the site. At approximately 14,400 square feet, the value would be \$800,000. The justification for disposition at less than full value is based upon the substantial public benefit that will result from the development of the Project, e.g., improvement of the quality of life for children and neighborhood residents who utilize services at the Boys and Girl Club in Alkali Flat

IV. Elimination of Blight

The project will assist in eliminating the blighting influence created by the said property. The site is made up of 3 vacant, unimproved and environmentally impacted lots.