

RESOLUTION NO. 2011-028

Adopted by the Redevelopment Agency
of the City of Sacramento

June 14, 2011

ARMY DEPOT REDEVELOPMENT PROJECT AREA: APPROVAL OF 14TH AVENUE EXTENSION PROJECT INDIVIDUAL PROJECT AGREEMENT AMENDMENT TO ADD TAX INCREMENT FUNDS FOR PUBLIC IMPROVEMENTS; AND RELATED BUDGET AND ENVIRONMENTAL FINDINGS

BACKGROUND

- A. The Army Depot Redevelopment Plan calls for the installation of new or replacement of existing public improvements, facilities and utilities in areas which are currently inadequately served.
- B. The 14th Avenue Extension Project (Project) meets the Army Depot Redevelopment Plan goal of preplanning, redesign and development of underdeveloped or poorly developed areas that are underutilized or improperly utilized, and the promotion of new private sector investment and strengthening of the economic base of the Project Area by installation of needed site improvements.
- C. The Project is consistent with the 2009-2014 Army Depot Implementation Plan and is listed in the Redevelopment Program in which completion of the Project will eliminate blight and promote economic development.
- D. In 2008, \$400,000 in Army Depot Tax Increment and Tax Exempt Bond funds was approved by resolution (2008-048 and 2008-471) for the preparation of a Feasibility Study to identify infrastructure improvements and cost estimate for a new arterial street connecting Power Inn Road and Florin Perkins Road, and the preparation of CEQA clearance documents.
- E. The proposed improvements will be publicly owned and are partially located in the Army Depot Redevelopment Project Area. The proposed allocation of Army Depot Redevelopment Project Area funds is consistent with California Health and Safety Code Section 33445 amended by SB 93, Ch. 555 (effective 1/1/10) which allows Redevelopment Agencies to pay for improvements that are publicly owned and partially located in the project area, but extends beyond the project area boundary, when the required findings are made which include 1) the City of Sacramento has insufficient funds to pay for the improvements, 2) the improvements will remove blight and, 3) are consistent with Army Depot 2009-2014 Implementation Plan. Construction of the Project will significantly improve a physical and economic blighted area and help stimulate private investment.

- F. The City of Sacramento desires to apply for grant funding for the remaining Project costs.
- G. As required by State California Environmental Quality Act (CEQA) Guidelines Section 15096(f), the Redevelopment Agency has considered the environmental effects of the proposed project as shown in the Mitigated Negative Declaration prepared and adopted by the City. Because there is neither any new information of substantial importance nor any substantial changes with respect to the circumstances under which the project will be undertaken that would require preparation of supplemental environmental documentation, the recommended actions do not require further environmental review per State CEQA Guidelines Sections 15162 or 15163. There is no federal funding associated with this action; therefore, the National Environmental Policy Act (NEPA) does not apply.

BASED ON THE FACTS SET FORTH IN THE BACKGROUND, THE REDEVELOPMENT AGENCY RESOLVES AS FOLLOWS:

- Section 1. All evidence presented having been duly considered, the findings, including environmental findings regarding this action as stated above, are approved.
- Section 2. The Executive Director, or her designee, is authorized to amend the 2011 Sacramento Housing and Redevelopment Agency budget to defund and reallocate \$88,099 from Army Depot Tax Exempt Elder Creek Road Feasibility Project funds, \$1,381,854 from Army Depot Development Assistance Taxable Bond funds and \$2,030,047 from Army Depot Development Assistance Tax Increment funds in amount not to exceed \$3,500,000 to the 14th Avenue Extension Project (T15098600).
- Section 3. The Executive Director, or her designee, is authorized to execute an amended Individual Project Agreement with the City of Sacramento's Department of Transportation to implement the 14th Avenue Extension Project (T15098600).
- Section 4. In accordance with California Redevelopment Law Section 33445, the Agency further finds and determines that:
- (a) The 14th Avenue Extension Project will benefit the Project Area by alleviating congestion, improving public safety, removing costly impediments to development and upgrading infrastructure to contemporary standards to stimulate private development.
 - (b) No other reasonable means of financing the Projects are available to the community.
 - (c) The payment of the cost for the Project is consistent with the Army Depot Project Area Implementation Plan (2009-2014) to create a transportation system which better links the City and encourages private investment, and will eliminate physical and economic blighting conditions that include

inadequate and undersized infrastructure, and addresses depreciated and stagnant property values, high business vacancies and low lease rates inside and outside of the Project Area.

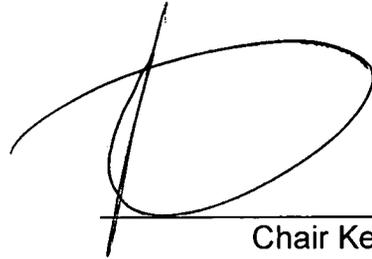
Adopted by the Redevelopment Agency of the City of Sacramento on June 14, 2011 by the following vote:

Ayes: Councilmembers Ashby, Cohn, D Fong, R Fong, McCarty, Pannell, Schenirer, Sheedy and Mayor Johnson.

Noes: None.

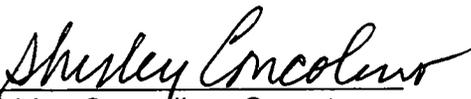
Abstain: None.

Absent: None.



Chair Kevin Johnson

Attest:


Shirley Concolino, Secretary