



**Sacramento
Housing &
Redevelopment
Agency**

REPORT TO REDEVELOPMENT AGENCY

City of Sacramento

915 I Street, Sacramento, CA 95814-2671

www.CityofSacramento.org

CONSENT

September 20, 2005

Honorable Mayor and
Members of the City Council

Subject: Amend Agency Budget and Solicit Consultants for Stockton Boulevard
Redevelopment Area Plan Amendment

Location/Council District: 5, 6

Recommendation: Staff recommends approval of the attached resolution authorizing the solicitation of proposals and execution of contracts for preparation of an amendment to the Stockton Boulevard Redevelopment Plan and amendment to the Agency Budget to appropriate \$50,000 from the Stockton Boulevard Development Assistance Bond funds for this project.

Contact: Lisa Bates, City Community Development Director, 440-1399 x1316
Chris Pahule, Redevelopment Manager, 440-1399 x1442

Presenters: None

Department: Sacramento Housing and Redevelopment Agency

Summary: This report recommends allocating funding, soliciting proposals and awarding consultant contracts to prepare a Redevelopment Plan Amendment for the Stockton Boulevard Redevelopment Project Area.

Redevelopment Advisory Committee Action: The actions recommended in this report were considered at the July 14, 2005, regular meeting of the Stockton Boulevard Advisory Committee. The votes were as follows:

AYES: Bradley, Byrd, Cranshaw, Greene Martin

NOES: None

ABSENT: Bains, Brown, Lee, Mitchell

Commission Action: At its meeting of September 7, 2005, the Sacramento Housing and Redevelopment Commission adopted a motion recommending approval of the attached resolution. The votes were as follows:

AYES: Burns, Burruss, Fowler, Gale, Gore, Hoag, Piatkowski, Shah,
Simon, Stivers.

NOES: None.

ABSENT: Coriano.

Background Information: The Stockton Boulevard Redevelopment Project Area (Attachment A) was established on May 17, 1994, with adoption of the Stockton Blvd Redevelopment Plan (Plan) as the guiding document. The Plan has been amended two times on November 13, 2003, and April 5, 2005, each to extend the Plan by one year due to the impact of the Educational Revenue Augmentation Fund (ERAF) which has required the transfer of some Project Area funds to the State. This fall, the Plan will be amended again to extend the Plan by one year because of an ERAF transfer in 2006.

California Redevelopment Law states that eminent domain authority expires 12 years after Plan adoption unless the Plan is amended. For the Stockton Boulevard Plan, the eminent domain expiration date will be reached in May 2006. This report recommends the solicitation and selection of consultants to prepare a Plan Amendment, including a Report to Council to address remaining blight conditions and an environmental document in order to support extension of eminent domain authority for non-residential property in the Project Area.

Although the Agency has not used eminent domain in the Stockton Boulevard Redevelopment Project Area, the proposed amendment would extend this tool for an additional 12 years if it is needed for a future redevelopment activity. This proposed extension is not contemplated for residential eminent domain. Eminent domain is one of the tools used by the Agency to acquire real property for redevelopment purposes and is used as the last resort option after direct negotiations with an owner for a voluntary sale are unsuccessful. This authority would be used to eliminate blight, which includes deficiencies such as small and irregular lots, obsolete and aged building types, inadequate parking and deteriorated infrastructure and facilities. Its use would be part of a plan to improve the area for other developments such as catalyst projects which ultimately provide increased sales, business licenses, taxes and revenues to the City and County.

In order to continue to have this redevelopment tool beyond May 16, 2006, for the Stockton Boulevard Redevelopment Project Area, an amendment to the Plan must be adopted. The Agency considers the retention of commercial eminent domain authority as proposed to be potentially critical in the Stockton Boulevard Redevelopment Project Area.

This report requests funding in the amount not to exceed \$50,000 for the costs to hire redevelopment plan and environmental consultants and to prepare the requisite noticing

and related documents to support extension of eminent domain authority for non-residential properties.

Financial Considerations: This report recommends amending the Agency Budget by appropriating \$50,000 from Stockton Boulevard Development Assistance Bond funds and establishing the Stockton Boulevard Plan Amendment project for the purpose of hiring consultants to prepare the requisite documents for the Plan amendment.

Environmental Considerations: This action to prepare an environmental study for the proposed amendment is exempt from environmental review under CEQA. NEPA does not apply.

Policy Considerations: The recommended action in this report is consistent with existing Agency policies and no new policies are being recommended. It is also consistent with the 2005-09 Stockton Boulevard Implementation Plan Redevelopment Strategy to attract high-quality, mixed-use development at major commercial nodes along the corridor and to work with property owners, developers and local jurisdictions to ensure the creation of catalyst projects along the corridor.

M/WBE Considerations: The items discussed in this report have no M/WBE impact; therefore M/WBE considerations do not apply.

Respectfully Submitted by: _____



ANNE M. MOORE
Executive Director

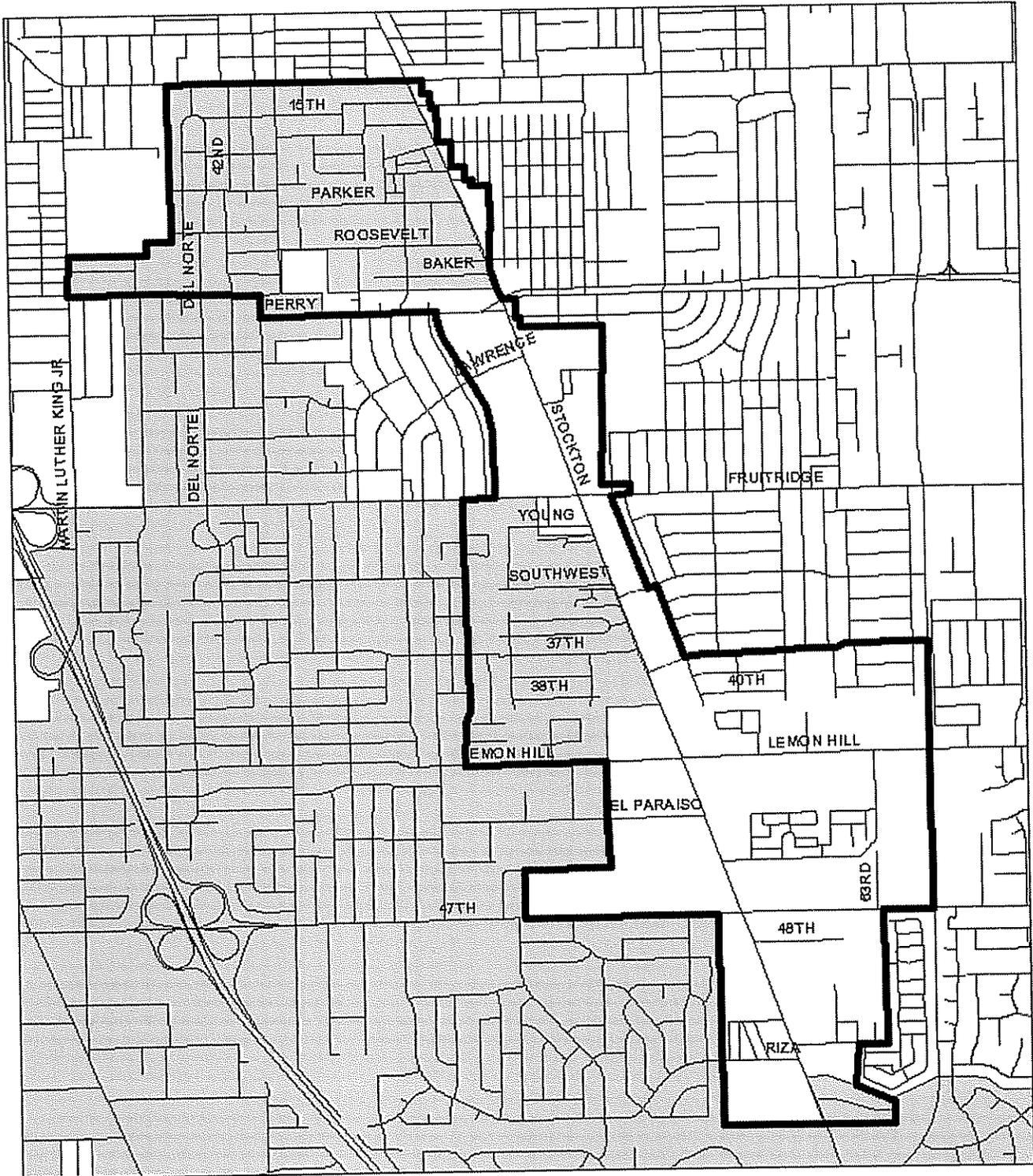
Recommendation Approved:



ROBERT P. THOMAS
City Manager

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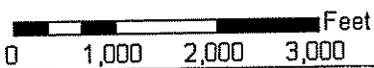
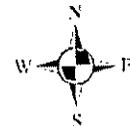
Stockton Boulevard Redevelopment Area

GA

82505

Legend

-  City of Sacramento
-  County of Sacramento
-  Stockton Blvd RDA



RESOLUTION NO. 2005 -

Adopted by the Redevelopment Agency of the City of Sacramento

APPROVING AUTHORITY TO SOLICIT PROPOSALS AND ENTER INTO CONTRACTS TO AMEND THE STOCKTON BOULEVARD REDEVELOPMENT PLAN; RLEATED BUDGET AMENDMENT

BACKGROUND

- A. The Stockton Boulevard Redevelopment Project Area was established on May 17, 1994, with the adoption of the Stockton Boulevard Redevelopment Plan.
- B. California Redevelopment Law states that eminent domain authority expires 12 years after Redevelopment Plan is adopted unless the Plan is amended to extend such authority.
- C. Eminent domain is used as a last resort to improve the project area by eliminating blight conditions after efforts for voluntary acquisitions have been unsuccessful.
- D. Eminent domain authority expires in the Stockton Boulevard Redevelopment Area in May 2006 unless a Plan amendment is approved to extend this authority.
- E. The proposed Plan amendment would extend eminent domain authority only for non-residential properties.

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

Section 1. The Executive Director or her designee is authorized to solicit proposals and enter into contracts with consultants to prepare an amendment to the Stockton Boulevard Redevelopment Plan to extend eminent domain authority for non-residential property in the Project Area.

Section 2. The Agency Budget is hereby amended to allocate \$50,000 from the Stockton Boulevard Developers Assistance Bond Fund to the Stockton Boulevard Plan Amendment project.