RESOLUTION NO. 2007-015

Adopted by the Sacramento City Council

January 9, 2007

APPROVAL OF AGENCY'S SALE OF PROPERTY AT 1000 K STREET FOR DEVELOPMENT OF A MIXED USE PROJECT

BACKGROUND

A. The Redevelopment Agency of the City of Sacramento ("Agency") has adopted the Merged Downtown Sacramento Redevelopment Plan ("Redevelopment Plan") and an Implementation Plan for Merged Downtown Sacramento Redevelopment Project Area ("Project Area").

B. The Redevelopment Agency owns certain real property generally described as being located at 1000 K Street at the southeast corner of 10th and K streets (006-0104-001) ("Property") in the Project Area.

C. 1000 K Street, LLC - Sacramento, LLC (" Developer") desires to enter into Disposition and Development Agreement ("DDA") with the Agency to provide for the Property to be conveyed to Developer for construction of a 200-seat theatre, a restaurant, a lounge/patio area that relates to the restaurant, offices and parking for the entire Project; as more specifically described in the DDA, and which would require the improvements within the Property, as further described in the DDA (collectively, "Project"), a copy of which is on file with the Agency and City Clerk.

D. In accordance with the California Environmental Quality Act ("CEQA") and its implementing regulations, the sale of the Property and the Project are exempt under CEQA Guidelines Section 15332 as an infill project as described in the accompanying staff report.

E. A report under Health and Safety Code Section 33433 ("Section 33343 Report") has been prepared, 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 OF THE CITY OF SACRAMENTO RESOLVES AS FOLLOWS:

Section 1. The Agency's sale of the Property for construction of the Project is consistent with the goals and objectives of the Redevelopment Plan to strengthen retail and commercial functions and to stimulate new commercial expansion and economic growth 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 2. The consideration for the Agency's conveyance of the Property to Developer is not less than the fair reuse value of the Property at the use and with the covenants, conditions, restrictions required by the DDA and the related Regulatory Agreement and Grant Deed.

Section 3. The City Council hereby approves the Agency's sale of the Property to the Developer for the Project pursuant to the terms of the DDA.

Adopted by the City of Sacramento City Council on January 9, 2007 by the following vote:

Ayes: Councilmembers, Cohn, Fong, McCarty, Pannell, Sheedy, Tretheway, Waters, and Mayor Fargo.

Noes: None.

Abstain: None.

Absent: Councilmember Hammond.

Heather Fargo
Mayor, Heather Fargo

Attest:
Shirley Concolino
Shirley Concolino, City Clerk