

RESOLUTION NO. 2007-016

Adopted by the Redevelopment Agency
of the City of Sacramento

March 6, 2007

MERGED DOWNTOWN SACRAMENTO REDEVELOPMENT PROJECT AREA: APPROVAL OF THE ELLA DINING ROOM AND BAR (1131 K STREET) PROJECT, AUTHORIZATION FOR EXECUTION OF AN OWNER PARTICIPATION AGREEMENT WITH ELLEJACK, INC. AND APPROPRIATION OF TAX INCREMENT

BACKGROUND

- A. The Redevelopment Agency of the City of Sacramento ("Agency") has adopted the Merged Downtown Redevelopment Plan ("Redevelopment Plan") and an Implementation Plan for the Merged Downtown Project Area ("Project Area").
- B. In October 2004, the JKL Corridor Workshop brought together more than 250 community members to discuss the future of Downtown Sacramento, particularly their vision for the JKL corridors. One of the outcomes of that workshop was an interest in looking at stimulating redevelopment to eliminate both the physical and economic conditions causing blight along K Street.
- C. Development of additional restaurants is in keeping with the Agency's goals of creating K Street into a unique dining and entertainment district.
- D. The 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.
- E. The Agency and Developer desire to enter into the Owner Participation Agreement ("OPA") a copy of which is on file with the City and Agency Clerk. The OPA would assist with the financing of the 1131 K Street rehabilitation by entering into a Construction and Permanent Loan and Participation agreement with Developer, as more specifically described in the OPA, and which would require the improvements within the Property, as further described in the OPA (collectively, "Project"); and
- G. The Agency, as a Responsible Agency pursuant to the California Environmental Quality Act (CEQA), has determined that the proposed project as described in the OPA is exempt from CEQA requirements.

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 will prepare a Notice of Exemption for the execution of the OPA and related documents for the Project based on the CEQA exemption finding.

Section 2: After due considerations of the facts presented, the findings, including the environmental findings that the project not create significant impacts to traffic, air quality, parking or historic resources are approved.

Section 3. The Owner Participation Agreement is approved along with the related documents and the Executive Director, or her designee, is authorized to execute the OPA and related documents, in substantially the same form as that which is on file with the City and Agency Clerks and to take all such actions, execute said instruments, and amend the budget as may be necessary to effectuate and implement this resolution and the Owner Participation Agreement to provide expenditures of \$750,000 from the Merged Downtown 2005 tax exempt bond funds toward costs outlined in the OPA for the construction of the restaurant project.

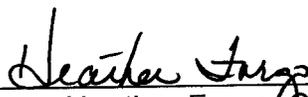
Adopted by the City of Sacramento Redevelopment Agency on March 6, 2007 by the following vote:

Ayes: Members Fong, Hammond, Pannell, Sheedy, Tretheway, Waters, and Chair Fargo.

Noes: None.

Abstain: None.

Absent: Members Cohn and McCarty.



Heather Fargo, Chair

Attest:



Shirley Concolino, Secretary