

RESOLUTION NO. 2006-026

Adopted by the Redevelopment Agency
of the City of Sacramento

April 18, 2006

LAND ASSEMBLY AGREEMENTS FOR 700/800 BLOCKS OF K STREET

BACKGROUND

- A. The 700 and 800 blocks of K Street contain numerous vacant and deteriorated buildings and vacant sites. These blight conditions have impeded redevelopment of these key blocks in Sacramento's Central City.
- B. On August 16, 2005, the Redevelopment Agency of the City of Sacramento (Agency) adopted Resolution 2005-0620 which concluded the formal Owner Participation Request for Proposal (RFP) process for the 700/800 blocks of K Street and authorized staff to negotiate with Zeiden Properties for redevelopment of the 700 block and with John Saca for a portion of the 800 block of K Street, subject to further negotiation.
- C. A 45-day schedule of negotiations was established, including, participation by development teams in City-initiated mediation to facilitate cooperative real estate discussions between the parties.
- D. On October 16, 2005, the Redevelopment Agency approved the execution of an Exclusive Right to Negotiate Agreement (ERN) with Zeiden Properties, Saca Development, LLC, M.H. Mohanna, and Urban Innovation Partners, LLC to further refine the development concept for the 700 and 800 blocks of K Street. The purpose of this ERN, executed by the above parties, was to establish the terms of a land-assembly agreement that would lead to two development projects – one with Zeiden properties for the 700 block of K Street and the second with the Saca Team for the 800 block of K and L streets.
- E. The Land Assembly Agreement, Settlement and Land Exchange Agreement, Option Agreement, and Exclusive Negotiation Agreements are on file with the Agency and City clerks.

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

- Section 1. The City Manager, acting as the designated authority for the Redevelopment Agency, is authorized to execute the Land Assembly Agreement with Zeiden Properties, LLC, Saca Development, LLC, M.H. Mohanna, John Lambeth, 718 K Street LLC, 726 K Street LLC, The Saca Team Entity, LLC and Urban Innovation Partners, LLC (hereafter referred to "Saca Team") that outlines the terms of land-assembly for portions of the 700 and 800 blocks of K Street.

- Section 2. The City Manager, acting as the designated authority for the Redevelopment Agency, is authorized to execute the Settlement and Land Exchange Agreement with Saca Team that describes the terms of the exchange of properties currently owned by the Saca Team on the 700 block for property to be acquired on the 800 block of K Street.
- Section 3. The City Manager, acting as the designated authority for the Redevelopment Agency, is authorized to execute the Option Agreement with Zeiden Properties, LLC for property numbered 1111 7th Street, 1113 7th Street, 708 K Street, and 816 K Street.
- Section 4. The City Manager, acting as the designated authority for the Redevelopment Agency, is authorized to execute the Exclusive Negotiation Agreement with Zeiden Properties, LLC to further develop the terms of a development concept for the 700 block of K Street.
- Section 5. The City Manager, acting as the designated authority for the Redevelopment Agency, is authorized to execute the Exclusive Negotiation Agreement including a First Right of Negotiation with the Saca Team to further develop the terms of a land-assembly and development concept for the 800 block of K Street.
- Section 6. After due consideration of the facts presented, the findings, including the environmental findings regarding this action, as stated in the staff report, are approved.

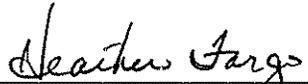
Adopted by the City of Sacramento Redevelopment Agency on April 18, 2006 by the following vote:

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

Noes: None.

Abstain: None.

Absent: None.



Heather Fargo Chair

Attest:



Shirley Concolino, Secretary