

RESOLUTION NO. 2008-007

Adopted by the Redevelopment Agency
of the City of Sacramento

February 26, 2008

AUTHORIZE INTERIM EXECUTIVE DIRECTOR TO EXECUTE AGREEMENTS TO FUND CLERESTORY WINDOW REPLACEMENT PROJECT PHASE 2, DEPOT PARK BUILDINGS 1, 2, 7 AND 8, AND RELATED ACTIONS

BACKGROUND

- A. U.S. National Leasing, LLC (Developer), operates City-owned Depot Park under an Industrial Development Lease and Option to Purchase agreement.
- B. The repair, maintenance and upgrading of Depot Park is consistent with the City's Strategic Plan Goal to enhance and preserve the economic vitality of Sacramento's business and industrial sector.
- C. In January 2006, the City Council and the Developer entered into a Settlement Agreement and a Master Project Agreement to provide funding for eligible capital improvement and other projects at Depot Park.
- D. Army Depot Redevelopment Project Area Tax Increment funds provide the funding source for the Settlement Agreement and the Master Project Agreement.
- E. In 2006, Developer replacement of deteriorated clerestory window frames and glazing at four Depot Park structures was determined to be an eligible project and was provided funding of \$546,000 from the Settlement Agreement.
- F. Developer has proposed a second phase for the project to continue replacement of deteriorated window frames and glazing along with minor removal of asbestos at four Depot Park buildings, with total costs estimated at approximately \$720,000 (Project).
- G. The Project will further conversion of the former military facility for local jobs and business by stimulating economic growth as a result of blight removal and physical improvements to commercial facilities at Depot Park.

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

- Section 1. The foregoing findings are acknowledged, approved and adopted. The Interim Executive Director is directed to prepare a Notice of Exemption for the Project based on findings in the accompanying staff report in accordance with CEQA Guidelines Section 15301 and Section 15330.
- Section 2. The Interim Executive Director is authorized to execute a Construction and Permanent Loan Agreement in the amount of \$454,200, an Owner Participation Agreement and a Regulatory Agreement with U.S. National Leasing, LLC, substantially in the form of such documents on file with the Agency Clerk, for the implementation of the Project at Buildings 1, 2, 7 and 8 at Depot Park, and to perform other actions as reasonably necessary to implement and enforce the terms of such documents.
- Section 3. The Interim Executive Director is authorized to amend the Agency budget to allocate \$454,200 in Army Depot Tax Increment Funds to the Project.

Adopted by the Redevelopment Agency of City of Sacramento on February 26, 2008 by the following vote:

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

Noes: None.

Abstain: None.

Absent: None.


Chair Heather Fargo

Attest:


Shirley Concolino, Secretary