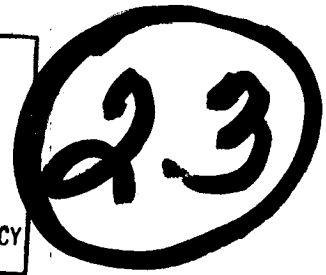




**Sacramento
Housing &
Redevelopment
Agency**



October 17, 2001

Redevelopment Agency of the
City of Sacramento
Sacramento, California

Honorable Members in Session:

**SUBJECT: STOCKTON BOULEVARD WEST 9TH/10TH AVENUE BUDGET
AMENDMENT**

LOCATION & COUNCIL DISTRICT

3400, 3406, 3434, 3448, 3454 Stockton Boulevard
4633, 4625, 4623, 4611, 4601, 4565 10th Avenue

Oak Park Redevelopment Project Area
Council District 5

RECOMMENDATION

Staff recommends adoption of the attached resolution, which authorizes the Executive Director or her designee to amend the Agency budget to transfer \$460,000 from Development Assistance allocations from the 1999 Oak Park Tax Exempt Capital Improvement Revenue Bond funds (CIRBs) to the Stockton Boulevard West 9th/10th Avenue Catalyst Project.

CONTACT PERSONS

Lisa Bates, City Community Development Director, (916) 440-1316
Sarah Hansen, Redevelopment Manager, (916) 440-1399 x1415

FOR COUNCIL MEETING OF – October 30, 2001

SUMMARY

This report recommends additional funding for the Stockton Boulevard 9th/10th Avenue Catalyst Project. The completion of the project will contribute toward eliminating blight on the Stockton Boulevard commercial corridor. The attached resolution will authorize the transfer of an

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additional \$460,000 from Oak Park Tax Exempt CIRBs to the existing project budget of \$1,170,000, for a total project budget of \$1,630,000.

PAC ACTION

At its meeting of October 3, 2001, the Oak Park Project Area Committee recommended approval of the attached resolution. The votes were as follows:

AYES: Geraghty, Glover, Marion, Moore, Parker, White, Williams

NOES: Hoorazar, Sumpter

ABSENT: Davis, Hearne, Johnson

COMMISSION ACTION

At its meeting of October 17, 2001, the Sacramento Housing and Redevelopment Commission adopted a motion recommending approval of the attached resolutions. The votes were as follows:

AYES: Amundson, Burns, Castello, Cespedes, Graham, Hoag, McCarty,
Newsome, Simon

NOES: None

NOT PRESENT TO VOTE: Faust

ABSENT: Harland

BACKGROUND

On July 25, 2000, the Redevelopment Agency of the City of Sacramento adopted a resolution (Resolution No. 2000-050) that gave the Agency authority to acquire 11 properties on the west side of Stockton Boulevard between 9th and 10th Avenues, to establish a project budget of \$1,170,000, and to negotiate a Disposition and Development Agreement (DDA) with the Child Abuse Prevention Council (CAPC). CAPC is proposing a new two-story office building approximately 25,000 square feet in size, fronting on Stockton Boulevard, with approximately 90 on-site parking spaces. The building will serve as the administrative headquarters and conference/training facility for CAPC.

Since July 2000, staff has acquired all properties, and has relocated all but one tenant. The Replacement Housing Plan for this project was adopted in July of 2000, and the Relocation Plan was adopted in May 2001. Staff expects to finish relocation of this residential tenant by mid-

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October 2001. The original project budget was developed based on very general preliminary estimates, and since that time staff has been able to develop a more realistic project budget based on actual costs. In order to finish readying the land for development, the Agency requests an additional \$460,000 to complete environmental remediation and demolition of the structures and to continue to maintain the property until it is transferred to CAPC. With this request, the total project budget has increased from \$1,170,000 to \$1,630,000.

The Agency has been working to revitalize the area along Stockton Boulevard between Broadway and 14th Avenue since the adoption of the Oak Park Redevelopment Area, and more intensively in the last couple of years. The proposed project eliminates a discouraged use from this location (auto service and repair), as identified by the Broadway/Stockton Special Planning District, and the Broadway/Stockton Urban Design Plan. The new facility will bring an influx of daytime workers, professionals, and trainees to the area, enhance the streetscape, and potentially induce new development on adjacent properties. Approval of the actions recommended in this report would be in furtherance of the Agency's land consolidation and blight elimination policies to spur economic development on the Stockton Boulevard corridor.

FINANCIAL CONSIDERATIONS

The attached resolution will amend the Agency budget to transfer \$460,000 from Development Assistance allocations from the 1999 Oak Park Tax Exempt Capital Improvement Revenue Bond funds (CIRBs) to the Stockton Boulevard West 9th/10th Avenue Catalyst Project. Sufficient funds remain in the Development Assistance allocation to carry out the actions recommended in this report.

POLICY CONSIDERATIONS

The recommended action to amend the Agency budget is consistent with the prior approvals for the project, and previously approved Agency policies. These actions are also consistent with the Agency's 2000-2004 Implementation Plan, California Redevelopment Law, and the Broadway/Stockton Urban Design Plan.

ENVIRONMENTAL REVIEW

The proposed resolution to amend the Agency budget is for the completion of previously approved action items, which are in furtherance of the Oak Park Redevelopment Plan, as amended. Per California Environmental Quality Act (CEQA) Guidelines Sections 15180, 15162, and 15163, acquisition of parcels for consolidation and development, and actions to encourage redevelopment in a redevelopment area were deemed approved at the time of adoption of the redevelopment plan. None of the structures to be demolished are listed on the City or State Historic Preservation Lists. City Historic Preservation staff toured the site and confirmed that

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the structures were not of historic significance. The proposed actions do not commit the Agency to a definite course of development action on the properties because they are expressly made contingent upon CEQA compliance prior to approval of a Development and Disposition Agreement (DDA) or City entitlement per Agency and City environmental procedures. No further environmental documentation is required at this time. NEPA does not apply.


M/WBE CONSIDERATIONS

Federal funds requiring M/WBE are not being used in this project; therefore, M/WBE considerations do not apply.

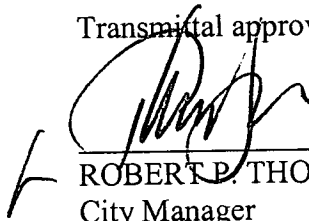
SBE CONSIDERATIONS

The items discussed in this report have no SBE impact; therefore, SBE considerations do not apply.

Respectfully submitted,


ANNE M. MOORE
Executive Director

Transmittal approved,


ROBERT P. THOMAS
City Manager



RESOLUTION NO. 2001-054

ADOPTED BY THE REDEVELOPMENT AGENCY OF THE CITY OF SACRAMENTO

ON DATE OF

BUDGET AMENDMENT FROM THE 1999 OAK PARK TAX EXEMPT CAPITAL IMPROVEMENT REVENUE BOND FUNDS (CIRBS) TO THE STOCKTON BOULEVARD WEST 9TH/10TH AVENUE CATALYST PROJECT

BE IT RESOLVED BY THE REDEVELOPMENT AGENCY OF THE CITY OF SACRAMENTO:

Section 1. The Executive Director is authorized to amend the Agency budget by transferring \$460,000 from Development Assistance in the 1999 Oak Park Tax Exempt CIRBs to the Stockton Boulevard West 9th/10th Avenue Catalyst project.

CHAIR

ATTEST:

SECRETARY

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____