

RESOLUTION NO. 2011-008

Adopted by the Redevelopment Agency
of the City of Sacramento

March 8, 2011

APPROVAL OF BUS TRANSFER FACILITY PROJECT BUDGET AMENDMENT; AUTHORIZATION TO EXECUTE OWNER PARTICIPATION AGREEMENT FOR THE 65TH STREET TRANSIT CENTER; RELATED FINDINGS

BACKGROUND

- A. Sacramento Regional Transit District (SRTD) operates a bus transfer facility and light rail station at 65th Street (65th Street Facility) with the second highest passenger volume on RT's Gold Line outside the Central City.
- B. The 65th Street Facility is located within the 65th Street Redevelopment Project Area (Project Area).
- C. Achievement of Project Area Implementation Plan goals, including transit-oriented development (TOD) objectives at this location, are hindered by blighting conditions of the existing 65th Street Facility, inadequate infrastructure, inefficient and unsafe vehicle and pedestrian circulation and by obsolete parcelization of the properties which hinders development in the immediate area.
- D. TOD-supportive planning activities are key elements of the City's 2002 65th Street/University Transit Village Plan (Transit Village Plan) and in the Agency's current 2009 – 2014 Project Area Implementation Plan. The area surrounding the 65th Street Facility has been identified as a priority location for TOD.
- E. In 2007, the City, SRTD and Agency agreed to terms of a Memorandum of Understanding (MOU) concerning the solicitation and evaluation of proposals for a TOD project that would include relocation of SRTD's 65th Street Facility.
- F. Due to lack of SRTD financial resources, the Redevelopment Agency of the City of Sacramento ("Agency"), provided financial support to SRTD for the evaluation of relocation options for the 65th Street Facility and provided additional financial support for a temporary TOD project manager for the 65th Street Facility.
- G. A Preferred Alternative for a relocated 65th Street Facility recommended by the consultant for the potential project and by SRTD staff has been accepted by SRTD's Board of Directors.
- H. The activities that would be funded by the proposed action involve design work but would not include actual construction. Project implementation would be dependent on acceptable contractor bids and available sources of future funding.

- I. The Project involves only feasibility or planning studies, including preparatory work for right-of-way acquisition for possible future actions.
- J. A successful TOD would reduce the use of fossil fuels and reduce dependence on the private automobile by providing efficient and accessible public transit and transit supportive land uses.
- K. In 2009, the Agency and SRTD entered into an agreement to refine the Project conceptual plan into working drawings and specifications to solicit construction bids but completion of work was delayed.
- L. The design is 95% complete and additional funding is needed to incorporate the new project scope items including technical traffic and pedestrian signals studies, preparation and certification of a mitigated negative declaration addendum, permit fees, parcel split entitlement fees, creation of new plats and legal descriptions, Q Street sewer line design and Folsom Boulevard sidewalk, sewer and drainage improvements design.
- M. As a project involving only feasibility or planning studies for possible future actions, the proposed activity is exempt from environmental review under CEQA Guidelines Section 15262. A Mitigated Negative Declaration was certified for the proposed Project on December 15, 2009 and the new current scope includes preparation and certification of a mitigated negative declaration addendum.

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

- Section 1. After due consideration of the facts presented, the findings above are determined to be true and correct and are approved, and the proposed activity is determined to be exempt from environmental review under CEQA Guidelines Section 15262.
- Section 2. Pursuant to California Redevelopment Law Section 33445 of the Health and Safety Code of the State of California, the City consents to the Agency's allocation of funding under this resolution to be used for the purpose of creating project design plans, construction specifications, bid documents and preparatory work for right-of-way acquisition for relocation of RT's publicly-owned and outmoded 65th Street Facility and adjacent infrastructure improvements based on the following findings:
 - a. The Project will benefit the Project Area and the immediate neighborhoods by eliminating blighting conditions, assembling land into parcels suitable for modern, integrated development, redesign and development of the Project Area which are stagnant or improperly utilized, and improvements to pedestrian, bicycle and vehicular circulation, in particular, public transit access and support;

- b. There are no other reasonable means of fully financing the Project available to the community, which are needed for proper redevelopment of the Project Area in a timely manner; and
- c. The payment of the cost for the Project is consistent with the 65th Street Five-Year Implementation Plan (2009-2014) to develop a world class transit village adjacent to the 65th Street transit facility and establish a neighborhood mixed-use district that serve the existing neighborhoods, the growing number of students and faculty at CSUS and transit riders.

Section 3. The Executive Director, or her designee, is authorized to amend the 2011 Sacramento Housing and Redevelopment Agency budget by defunding \$235,000 of Station 65 project funds and allocating to the existing Bus Transfer Facility project.

Section 4. The Executive Director, or her designee, is authorized to enter into an Owner Participation Agreement with RT for a \$360,000 forgivable loan to retain professional services to complete the design of the Project for bidding and City of Sacramento approvals.

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Exhibit A: Owner Participation Agreement

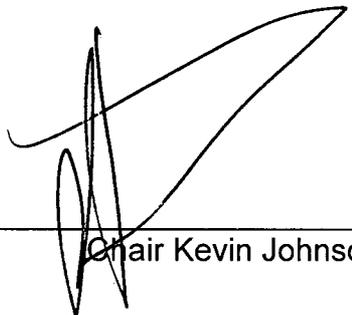
Adopted by the Redevelopment Agency of the City of Sacramento on March 8, 2011 by the following vote:

Ayes: Councilmembers Ashby, Cohn, D Fong, R Fong, McCarty, Pannell, Schenirer, Sheedy, and Mayor Johnson.

Noes: None.

Abstain: None.

Absent: None.



Chair Kevin Johnson

Attest:



Shirley Concolino, Secretary