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SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

April 7, 1981

CITY MANAGER'S OFFICE
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Redevelopment Agency of the
City of Sacramento
Sacramento, CA 95814

Honorable Members in Session:

SUBJECT: Resolution of Just Compensation for Four Parcels of
Real Property at 35th Street and 4th Avenue in Oak
Park and the Authorization of Additional Funds.

SUMMARY

Government Code section 7267.2 requires that the Redevelopment Agency establish just compensation for properties to be acquired for a public use before entering into negotiations with the property owner. The attached resolution establishes these values for four parcels at the southeast corner of 35th Street and 4th Avenue. The resolution also authorizes the use of an additional \$13,015 of Oak Park tax increment funds to supplement previously allocated funds. This resolution should not be adopted unless and until a resolution of necessity has been adopted.

BACKGROUND

Resolution No. 2965, adopted on December 23, 1980, authorized the Interim Executive Director to contract for an appraisal report and to set a hearing on whether to acquire the parcels by negotiation or condemnation under a resolution. Upon adoption of the resolution of necessity, the next step is adoption of the attached resolution of just compensation.

All four parcels have been appraised by David E. Lane, who is a qualified Real Estate Appraiser. The appraisals have been reviewed by a staff reviewing appraiser. The total appraised amount is \$53,000. The valuation of each individual parcel is set forth in the attached resolution of just compensation.

FINANCIAL DATA

The total fair market value is \$53,000 for land and improvements. The estimated demolition cost is \$12,515 and the estimated acquisition expenses and administration is approximately \$8,000. The

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SACRAMENTO REDEVELOPMENT AGENCY

Date 4/14/81

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total cost of the project is \$73,015.

Oak Park tax increment funds in the amount of \$60,000 have been budgeted by Resolution No. 2965 for appraisal, acquisition, condemnation, demolition and administrative expenses. Due to the increase in acquisition and demolition cost estimates an additional \$13,015 of Oak Park tax increment funds is being requested. The current balance of the Oak Park tax increment fund is approximately \$33,000 based on anticipated revenues and expenditures for 1981.

VOTE AND RECOMMENDATION OF COMMISSION

At its regular meeting of April 6, 1981, the Sacramento Housing and Redevelopment Commission adopted a motion recommending adoption of the attached resolution. The votes were recorded as follows:

AYES: Fisher, Knepprath, Luevano, A. Miller,
Serna, Teramoto, B. Miller

NOES: None

ABSENT: Coleman, Walton

RECOMMENDATION

The staff recommends adoption of the attached resolution establishing just compensation.

Respectfully submitted,

William H. Edgar

WILLIAM H. EDGAR
Interim Executive Director

TRANSMITTAL TO COUNCIL:

Walter J. Slipe
WALTER J. SLIPE
City Manager

RESOLUTION NO. _____

Adopted by the Redevelopment Agency of the City of Sacramento

April 14, 1981

ESTABLISHING JUST COMPENSATION FOR CERTAIN
PROPERTIES LOCATED IN THE OAK PARK REDEVELOPMENT AREA

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

Section 1. Pursuant to Government Code §7267.2, the Redevelopment Agency establishes as just compensation for land and improvements the following amounts for the properties listed, located at 35th Street and 4th Avenue, in the Oak Park Redevelopment Area, Sacramento, California:

<u>Assessor's Parcel No.</u>	<u>Address</u>	<u>Use</u>	<u>Amount</u>
013-143-33	2917 35th St.	Vacant (Damaged Building)	\$12,000 Land \$ 5,000 Imp.
013-143-34	2909 35th St.	Vacant (Damaged Building)	\$ 7,500 Land
013-143-35	35th St. at 4th Avenue	Vacant Land	\$10,500 Land
013-143-36	3516 4th Ave.	Vacant Land	<u>\$18,000</u> Land
		TOTAL	\$53,000

Section 2. The Redevelopment Agency authorizes the expenditure of an additional \$13,015 of Oak Park Project tax increments to supplement funds previously authorized for acquisition, demolition and Agency overhead.

CHAIRMAN

ATTEST:

SECRETARY

Transcript - OAK PARK REDEVELOPMENT PLAN
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THOMPSON

Yes Mayor. I think there are two aspects that are going to surface tonight. One is whether or not we want to go ahead and I'm sure as we proceed there are going to be those who are going to be asking for a continuance. I would think it would be in order to deal with the issue of whether or not we will have a continuance of this matter prior to proceeding. As the Council knows there's been a great deal of time has been spent by the Council, by the Oak Park PAC and coming to the place we are now. I think my position has been clear all along. I fought, you know, my hardest for what I thought was the best for the community but when it came down to it, I supported the PAC's opinion. I think something healthy is happening even though it's real late in the, in the game. But I think nevertheless it's not too late for still very meaningful dialogue to occur. I think what has happened is that some of the businesspersons in the community have, you know, come together regarding the proposed plan for 35th Street. I don't think that since I've been on the Council have I seen as many business people who are concerned about Oak Park, who have invested a lot of time willing and wanting to sit down and discuss with the PAC the future of 35th Street. I personally think even

THOMPSON

though the decisions may not change it would be healthy for the interested parties to sit down and to discuss it in more detail even though I do know that a couple of meetings have already occurred. However there are some additional questions that I would like and information that I would like Staff to prepare. I spoke to Andy about it briefly today. And it will take some time for that information to be to be gotten back and a response from, from Washington. With that I would like to recommend and see if can we deal and discuss with the issue of continuing the matter for two weeks at a minimum and then to come back and give the PAC and the business community a chance to sit down and wrestle some more even though it may very well be that neither side will convince the other. But I think because we do have interested persons on I think throughout the whole community who are at this point locking horns. I think it would be helpful rather than to lock horns up here tonight if we could do it and then try to come back with the result in, in about two weeks at a minimum, Mr. Mayor.

Number 19.

Yeah. It has nothing to do with changing the Council's position at this point.