



**SACRAMENTO
HOUSING AND REDEVELOPMENT
AGENCY**



6

August 14, 1985

Budget and Finance Committee
of the City of Sacramento
Sacramento, California

Honorable Members in Session:

SUBJECT: Establishing Just Compensation and Authorizing
Acquisition of Parcels - Oak Park

SUMMARY

The attached report is submitted to you for review and recommendation prior to consideration by the Redevelopment Agency of the City of Sacramento.

RECOMMENDATION

The staff recommends approval of the attached resolution establishing just compensation and authorizing purchase.

Respectfully submitted,

William H. Edgar

WILLIAM H. EDGAR
Executive Director

TRANSMITTAL TO COMMITTEE:

Solon Wisham Jr.

SOLON WISHAM, JR.
Assistant City Manager



SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY



July 26, 1985

Redevelopment Agency of the
City of Sacramento
Sacramento, California

Honorable Members in Session:

SUBJECT: Establishing Just Compensation and Authorizing Acquisition of Parcels Located at the Northwest Corner of Stockton and Broadway, and the Northwest Corner of 35th Street and 4th Avenue.

SUMMARY

This report regards the acquisition of seven parcels located in key areas for commercial development in the Oak Park Redevelopment Project Area. Acquisition, demolition of structures, and development of new commercial uses will assist in meeting the goals of the Redevelopment Plan. The subject parcels are located in target areas approved for commercial development and developer assistance. Staff recommends adoption of a resolution establishing just compensation and authorizing the Executive Director to proceed with acquisition of the specified parcels.

BACKGROUND

The Implementation Strategy for the Redevelopment Plan (approved March 27, 1985) designates the areas in which the subject parcels are located as target areas for commercial development assistance. In addition the parcels on the northwest corner of Stockton and Broadway are also targeted for Developer Assistance Funding. Parcel and location maps are attached as Exhibits A-D.

Staff has entered into a contract with a real estate appraiser to appraise the specified parcels. The final appraisal report has been received by the Agency and is on file in the Agency's Technical Services Division.

(1)

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Stockton and Broadway Parcels

(2956, 2978 Stockton Boulevard and 4435, 4445, and 4449 Broadway.)

Of the subject parcels located at the northwest corner of Stockton and Broadway (Assessor's Parcel Numbers 014-163-12, 13, 14, 15 & 16) two are vacant, one is occupied by a house, one is occupied by a garage, and one is occupied by a liquor store. This site is within the Development Assistance Funding Target Area identified in the Oak Park Implementation Strategy. Studies indicate that the block in which these parcels are located is economically viable as a shopping center site and if so developed has potential to generate additional commercial spin-off development for nearby parcels.

Staff recommends that the Agency acquire the five subject parcels located at Stockton Boulevard and Broadway, and clear the site for future commercial use.

35th Street and 4th Avenue Parcels

(2832 and 2834 35th Street and northwest corner of 35th Street and 4th Avenue)

Of these two parcels located at the northwest corner of 35th Street and 4th Avenue, one parcel is vacant and one is occupied by a liquor store and a building which has been vacant for twelve or thirteen years (Assessor's Parcel Numbers 010-377-07 & 08).

These two parcels are located within an area targeted in the Oak Park Implementation Strategy to receive commercial development assistance. Staff recommends that the Agency acquire these two parcels at 35th Street and 4th Avenue for clearance and disposition for development. If approved these parcels will be offered along with the Oak Park Fire Station site and Agency owned parcels on the southeast corner of 35th Street and 4th Avenue in a Request for Proposal soliciting the development of a mixed commercial, residential, and office development.

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FINANCIAL DATA

Funds to support parcel acquisitions are available to the Agency from Oak Park Project No. 7 tax increments funds (cost center: 0736) set aside for Development Projects. Total cost for acquisition, demolition, relocation, title insurance, escrow fees, and the services required of the County Real Estate Division equal approximately \$450,000. Of this amount the combined market value for all seven subject parcels is estimated to be \$355,000.

ENVIRONMENTAL REVIEW

No environmental review is required as a result of the proposed action.

POLICY IMPLICATIONS

The actions proposed in this staff report are consistent with previously approved policy and there are no policy changes being recommended.

VOTE AND RECOMMENDATION OF PROJECT AREA COMMITTEE (PAC)

At its regular meeting of August 7, 1985 the Oak Park Redevelopment Project Area Committee will consider this item. The Commission will be advised of their recommendation.

VOTE AND RECOMMENDATION OF COMMISSION

At its regular meeting of August 19, 1985, the Sacramento Housing and Redevelopment Commission adopted a motion recommending adoption of the attached resolution. The votes were as follows:

AYES:

NOES:

ABSENT:

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RECOMMENDATION

The staff recommends adoption of the attached resolution which:

- 1) Establishes just compensation for the subject parcels in Oak Park Redevelopment Project Area No. 7; and
- 2) Authorizes the Executive Director to proceed with the purchase of the property.

Respectfully submitted,

William H. Edgar
WILLIAM H. EDGAR
Executive Director

TRANSMITTAL TO COUNCIL:

WALTER J. SLIPE
City Manager

Contact Person: THOMAS V. LEE, 440-1315

RESOLUTION NO.

ADOPTED BY THE REDEVELOPMENT AGENCY OF THE CITY OF SACRAMENTO
ON DATE OF

JUST COMPENSATION DETERMINATION OAK PARK REDEVELOPMENT PROJECT AREA

WHEREAS the Agency and City Council approved the amended Oak Park Redevelopment Plan on March 27, 1985, by City Ordinance No. 85-022; and

WHEREAS the Implementation Strategy for the amended Oak Park Redevelopment Plan identified the Developer Assistance Target Funding Areas; and

WHEREAS Blaesi and Company, Inc., has prepared an appraisal report which establishes the market value of APN 014-163-12, 13, 14, 15 and 16 within an Oak Park Developer Assistance Target Funding Area; and

WHEREAS the Implementation Strategy for the amended Oak Park Redevelopment Plan identified Commercial Development Assistance Areas; and

WHEREAS Blaesi and Company, Inc., has prepared an appraisal report which establishes the market value of APN 010-377-07 and 08 within an Oak Park Commercial Development Assistance Area; now, therefore,

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

Section 1: The just compensation for each parcel to be acquired is the amount specified for each property in the appraisal report of Blaesi and Company, Inc., as of May 1, 1985, (APN 014-163-12, 13, 14, 15 and 16--Aliabadi; APN 010-377-07--Stone; and 010-377-08--Steen).

Section 2: The Executive Director is authorized to negotiate the purchase of the properties identified in Section 1 of this resolution.

CHAIR

ATTEST: _____

SECRETARY

z:racsjustcomp

AMD PLAT OF H.J. GOETHE ADD "K", AMD PLAT OF GUST NELSON TR. & STRAWBERRY HILL

Tax Area Code

14-16

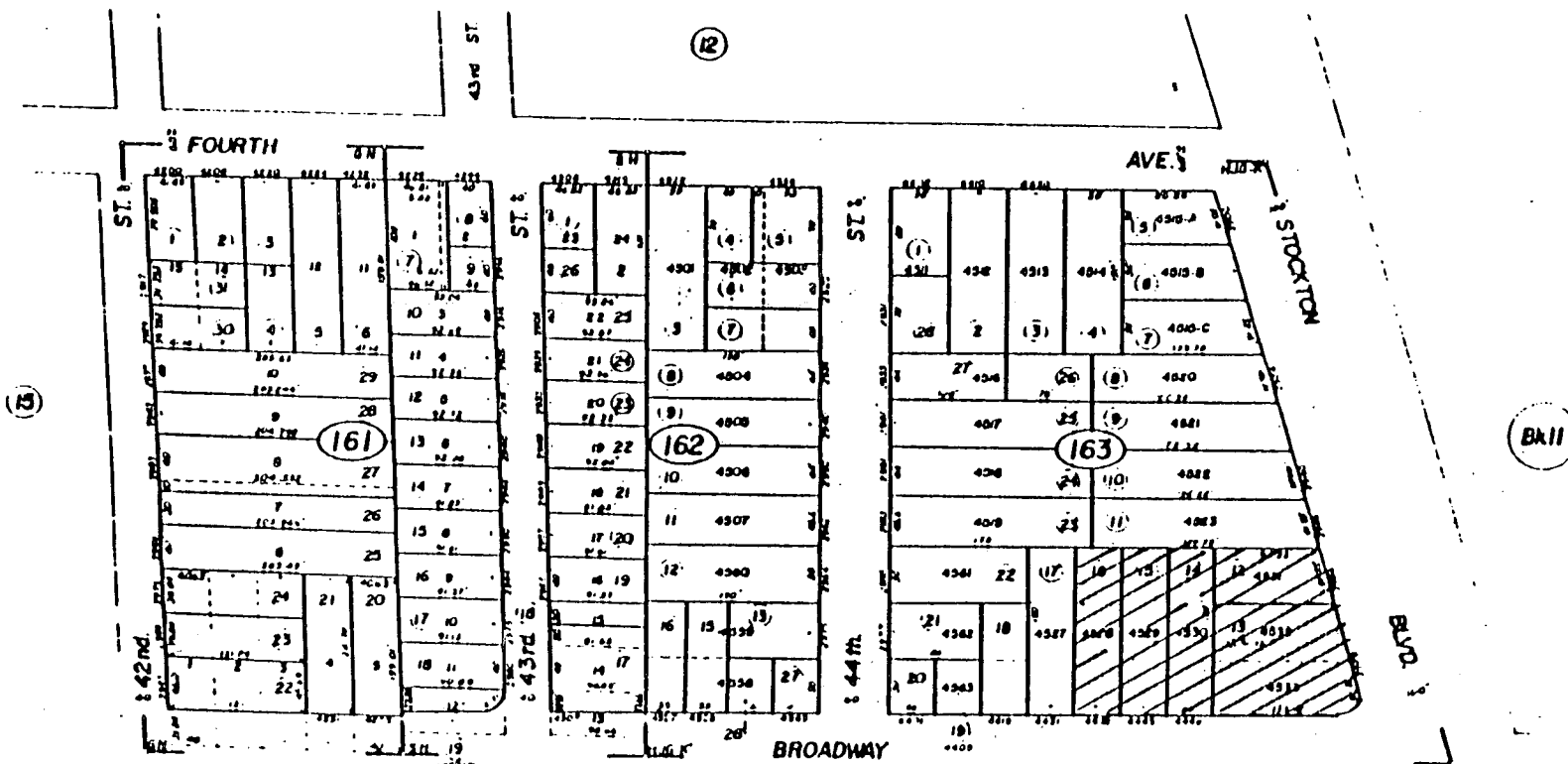


EXHIBIT A

CITY OF SACRAMENTO
Assessor's Map Bk. 14 -Pg. 16
County of Sacramento, Calif.

NOTE - Assessor's Block Numbers Shown in Ellipses.
Assessor's Parcel Numbers Shown in Circles.

POR. OAK PARK & SOUTH SACRAMENTO

Tax Area Code

10-37

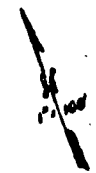
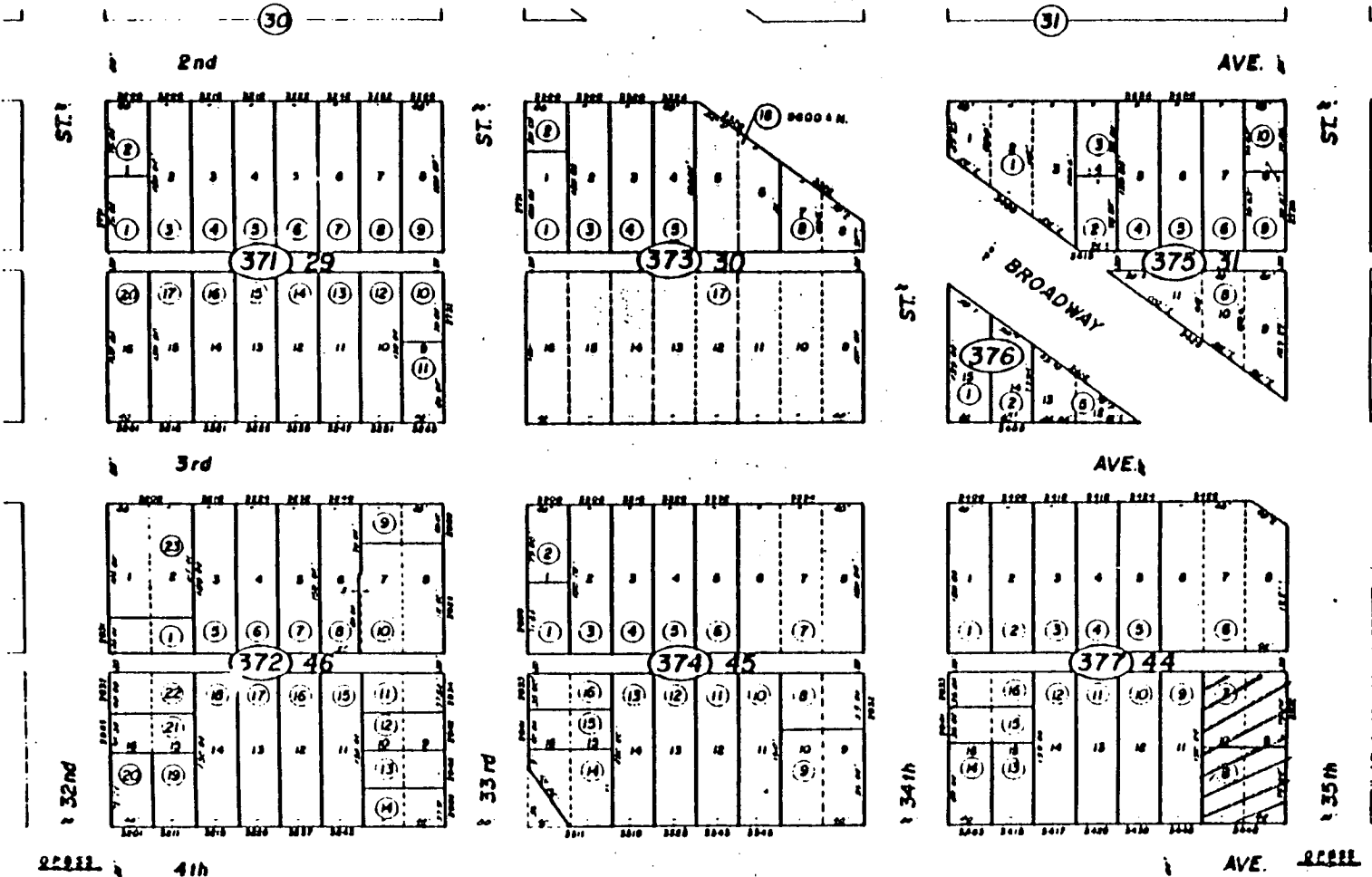


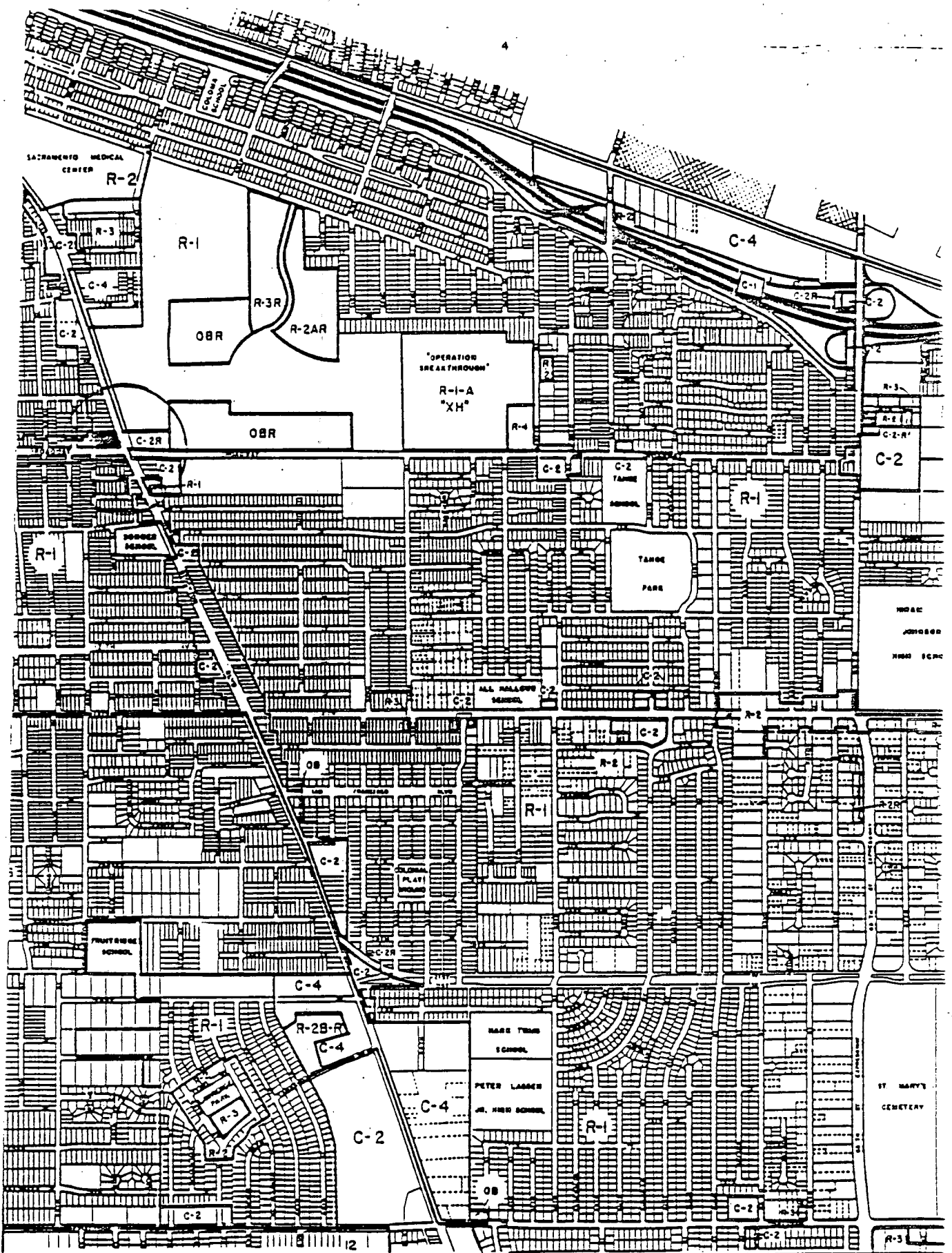
EXHIBIT B


(7)

Bk. 13

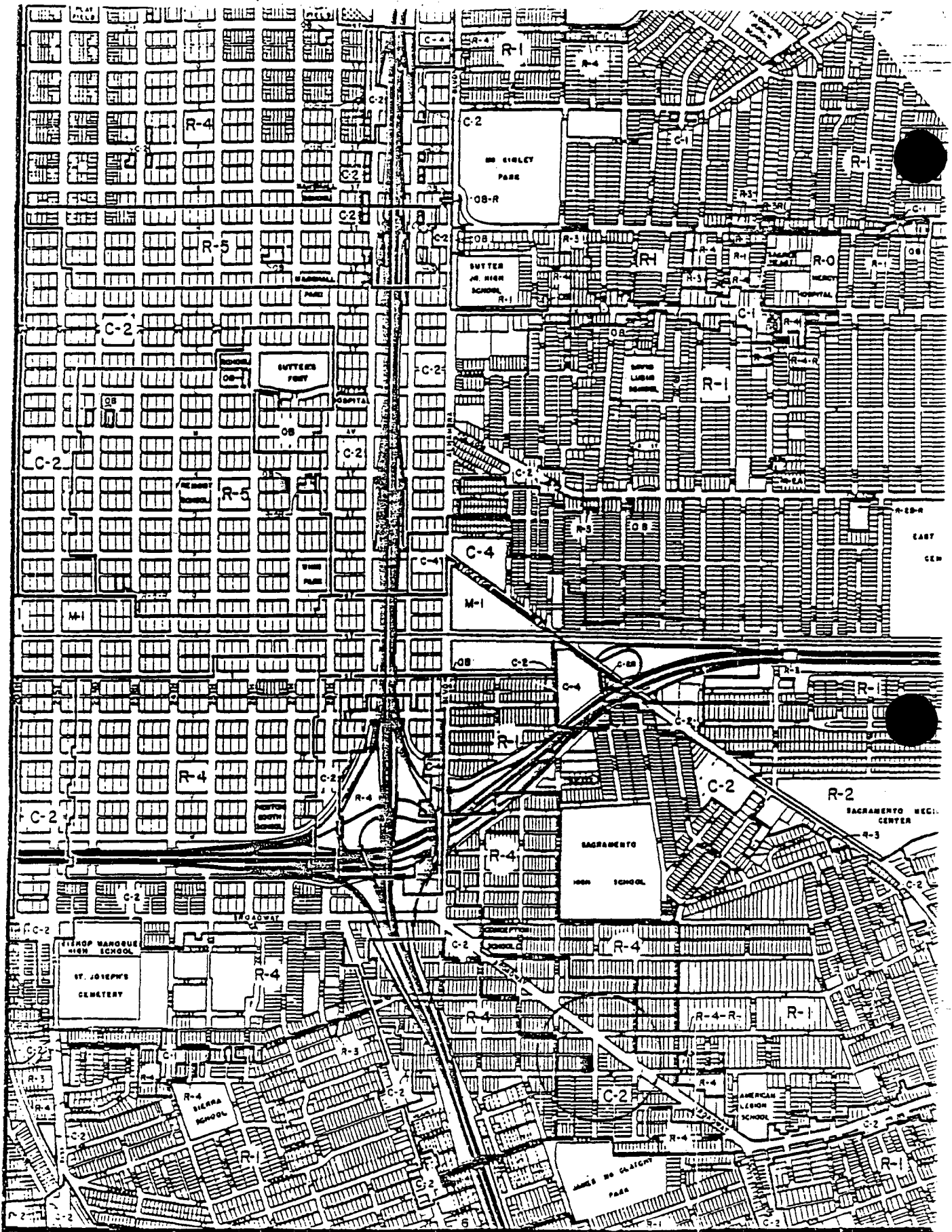
NOTE—Assessor's Block Numbers Shown in Ellipses.
Assessor's Parcel Numbers Shown in Circles.

CITY OF SACRAMENTO
Assessor's Map Bk. 10—Pg. 37
County of Sacramento, Calif.



7  OFFICIAL ZONING MAP CITY OF SACRAMENTO
ORD. NO. 2940-4 TH SERIES
ADOPTED JAN 7, 1971, AS AMENDED
TO INCLUDE ALL CHANGES
THROUGH ORD. NO. 3381, 4TH SERIES

LOCATION MAP 1
EXHIBIT C (8)



OFFICIAL ZONING MAP

CITY OF SACRAMENTO
 ORD NO 1948 4TH SERIES
 ADOPTED JAN 7, 1971
 TO INCLUDE ALL CHANGES
 THROUGH ORD. NO 359

LOCATION MAP 2

EXHIBIT D