

RESOLUTION NO. 2009-006

Adopted by the Redevelopment Agency
of the City of Sacramento

February 3, 2009

MERGED DOWNTOWN SACRAMENTO REDEVELOPMENT PROJECT AREA DOCKS AREA CAPITAL IMPROVEMENT PROJECT

BACKGROUND

- A. In July 2003, the City Council of the City of Sacramento accepted the Sacramento Riverfront Master Plan (Master Plan). The Master Plan includes the Docks Area as an opportunity site. The original concept for the Docks Area included a mixed-use neighborhood and a riverfront promenade.
- B. In 2005-2008, the City of Sacramento (City) engaged in an extensive community planning process to further define the Docks Area. The Docks Area community planning process resulted in a draft Specific Plan for a high-density, mixed-use neighborhood with a riverfront promenade along the Sacramento River.
- C. In August 2006, the City Council awarded a contract to Walker Macy for the Docks Promenade Design. Following an extensive community design process, the City Council approved the Promenade Design on October 16, 2007.
- D. On July 15, 2008, the City Council reaffirmed the adoption of the Docks Promenade Parkway Plan, adopted an environmental document for the project, established a project budget of \$5,359,951 (B18430000), approved the use of Proposition 40 Grant Funds, suspended competitive bidding for the construction of the Docks Promenade – Phase I pursuant to Section 3.60.170 D of the Sacramento City Code, and directed staff to issue a Design/Assist Request for Qualifications (RFQs) for the Docks Promenade – Phase I improvements (“the Project”) (City Resolution number 2008-488 and Agency Resolution number 2008-052).
- E. On July 23, 2008 a Request for Qualifications for the selection of a Construction Manager/General Contractor (CM/GC) for the Project was issued and five companies submitted proposals on August 22, 2008.
- F. Following interviews, the Selection Committee chose Flintco, Inc. to provide technical consulting services through 100% design and for General Contracting services for the Project.
- G. On November 6, 2008, the Parks and Recreation Commission supported approval of naming of the park at R Street as “Pioneer Landing” and of a Park Master Plan for Pioneer Landing.

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

- Section 1 After due consideration of the evidence presented, the findings, including the environmental findings regarding this action as stated in the staff report that accompanies this Resolution, are approved.
- Section 2 Pursuant to section 33445 of the Health and Safety Code of the State of California, the Agency makes the following findings:
- a The Docks Area Project, including the construction of promenade improvements are of benefit to the Merged Downtown Redevelopment Project Area because the improvements will be a catalyst for develop of a high-density mixed-use development and the remediation of a Brownfields site.
 - b There are no other reasonable means of financing a portion of the Project and funds must be committed prior to the grant application.
 - c The use of redevelopment area tax increment proceeds for the Project will result in the elimination of blighting influences of inadequate, under-capacity and dilapidated infrastructure inside the Project Area and the Projects is consistent with the implementation plan adopted pursuant to Health and Safety Code of the State of California, section 33490.
- Section 3 The Executive Director or her designee is authorized to enter into a loan agreement subject to the approval as to form by Agency Counsel with the City of Sacramento for a no interest \$1,500,000 loan from Merged Downtown Tax Increment Funds \$750,000 from the Docks Area Project (Fund 100) and \$750,000 from the Pioneer Bridge Project (Fund 100).
- Section 4 The Agency is authorized to receive repayment of funds from the City (from B18430000) and is authorized to re-appropriate \$750,000 to the Docks Area Project (Fund 100) and \$750,000 to the Pioneer Bridge Project by \$750,000 (Fund 100).

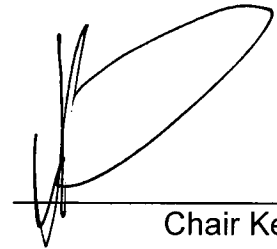
Adopted by the Redevelopment Agency of the City of Sacramento on February 3, 2009 by the following vote:

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

Noes: None.


Abstain: None.

Absent: None.



Chair Kevin Johnson

Attest:



Shirley Concolino, Secretary