

# RESOLUTION NO. 91-008

ADOPTED BY THE REDEVELOPMENT AGENCY OF THE CITY OF SACRAMENTO

ON DATE OF February 26, 1991

## SOUTHSIDE PARK SITE ACQUISITION, JUST COMPENSATION AND PREPARATION OF SITE FOR DEVELOPMENT

WHEREAS, by Resolution No. 90-074 the Agency determined that just compensation for several parcels of real property would be equal to the appraised fair market value as determined by an appraisal undertaken for that purpose by Howard A. Pearson and Associates ("Pearson"), and by which Resolution the Executive Director was authorized to negotiate and consummate, if possible, the voluntary purchase of said real property for just compensation, and to take all necessary action and execute all necessary documents to complete such purchases; and

WHEREAS, those parcels include the real property identified as:

APN 009-0054-021,-022,-023;  
APN 009-0056-009,-010,-011;

which parcels are held in common ownership with the real property identified as APN 009-0056-017. The owner of the parcels is willing to negotiate the sale of said parcels to the Agency in the aggregate for the sum of \$345,000; and

WHEREAS, Pearson has been retained to appraise the fair market value of the parcels of real property identified as:

APN 009-0052-017 and  
APN 009-0056-008; and

WHEREAS, the appraised fair market value and prior determination of just compensation for the real property identified as APN 009-0113-016 is equal to \$204,000, but the owner is willing to negotiate the sale of said parcel at not less than \$240,000; and

WHEREAS, the development of the Empire Electric site (APN 009-0113-016) will require demolition of the existing structure and removal of asbestos, if discovered.

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NOW, THEREFORE, BE IT RESOLVED BY THE REDEVELOPMENT AGENCY OF THE CITY OF SACRAMENTO:

Section 1: The Agency hereby determines that just compensation for the real properties identified as:

APN 009-0052-017;  
APN 009-0054-021,-022,-023 and  
APN 009-0056-009,-010,-011

shall be equal to the aggregate appraised fair market value of said parcels as determined by appraisals undertaken for that purpose by Howard A. Pearson and Associates, or \$345,000, whichever is greater.

Section 2: The Agency hereby authorizes the acquisition of the real property identified as APN 009-0113-016 for the purchase price of \$240,000, provided that all toxic cleanup and the costs of such cleanup shall be the responsibility of the seller.

Section 3: The Agency determines that just compensation for the real property identified as APN 009-0056-008 shall be equal to the appraised fair market value of said parcel as determined by an appraisal undertaken for that purpose by Howard A. Pearson and Associates.

Section 4: The Executive Director is authorized to negotiate and consummate, if possible, the voluntary purchase and sale of the properties listed in Sections 1, 2 and 3 above at the amounts of just compensation established above. The Executive Director is further authorized to take all necessary action and execute all necessary documents to complete such purchases.

Section 5: The Executive Director is authorized to solicit bids and enter into a contract for asbestos removal in and demolition of the structure located on APN 009-0113-016.

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Section 6: The Executive Director is authorized to take all necessary action and execute all necessary documents to implement the purposes and authorization of Sections 1, 2, 3 and 4 of this Resolution.

*Grace Rudin*  
CHAIR

ATTEST:

*John E. Molloy*  
ASSISTANT SECRETARY

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