

RESOLUTION NO. 98-020

ADOPTED BY THE REDEVELOPMENT AGENCY OF THE CITY OF SACRAMENTO

ON DATE OF APR 21 1998

**1117 G STREET: ENVIRONMENTAL FINDINGS;
DISPOSITION AND DEVELOPMENT AGREEMENT WITH
THE BOYS AND GIRLS CLUB OF GREATER SACRAMENTO, INC.;
HEALTH AND SAFETY CODE SECTION 33433 REPORT;
AND CERTAIN FINDINGS IN CONNECTION THEREWITH;
(ALKALI FLAT REDEVELOPMENT AREA)**

WHEREAS, the Redevelopment Agency of the City of Sacramento (Agency) and The Boys and Girls Club of Greater Sacramento, Inc. (Developer) propose to enter into a disposition and development agreement (DDA) and related agreements pursuant to which the Agency will sell the property at 1117 G Street (Property) in the Alkali Flat Redevelopment Project Area, to Developer and Developer will develop and operate a Boys and Girls Club and neighborhood community center (Project);

WHEREAS, pursuant to Health and Safety Code Section 33433, the Agency is authorized, with the majority approval of the City Council after public hearing, to sell the Property for redevelopment purposes pursuant to the Alkali Flat Redevelopment Plan upon a determination by the City Council that the sale of the Property:

- a. will assist in the elimination of blight;
- b. is consistent with the Implementation Plan for the Redevelopment Plan; and
- c. the consideration for such sale is not less than the fair reuse value in accordance with the covenants and conditions and development costs authorized by the sale;

WHEREAS, a public hearing of the Agency on the proposed DDA was duly noticed and held in accordance with the requirements of Health and Safety Code Section 33431, and at that hearing the Agency evaluated all of the information, testimony, and evidence presented during the public hearing;

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WHEREAS, the proposed DDA and a summary report meeting the requirements of Health and Safety Code Section 33433 (Summary Report) were available for public inspection consistent with the requirements of Health and Safety Code Section 33433;

WHEREAS, the Agency has reviewed the Summary Report and evaluated other information provided to it pertaining to the findings required pursuant to Health and Safety Code Section 33433;

WHEREAS, the sale and redevelopment of the Property will assist in the elimination of blight by the construction of a high quality building on a prominently situated vacant parcel, providing valuable community services to the youth and families of Alkali Flat and other Central City neighborhoods, and helping retain and attract businesses by generating positive activity in the area;

WHEREAS, the consideration for the Property pursuant to the proposed DDA will be not less than the fair reuse value of the Property as set forth in the Summary Report; and

WHEREAS, in accordance with the California Environmental Quality Act (CEQA) and its implementing regulations an Initial Study and Negative Declaration has been prepared for the proposed Project by the City as lead agency as described in the DDA, said Initial Study has disclosed no negative impacts of the proposed Project upon the environment which cannot be mitigated to less than significant, and a Mitigated Negative Declaration was adopted by the City as lead agency on September 11, 1997.

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

Section 1: The Agency, as responsible agency under CEQA, has considered the Mitigated Negative Declaration prepared by the City.

Section 2: The Agency hereby finds and determines, based upon substantial evidence provided in the record before it, that the consideration for the disposition of the Property pursuant to the terms and conditions of the proposed DDA, is not less than the fair reuse value of the Property in accordance with the covenants and conditions governing the Property and the development costs required under the proposed DDA.

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Section 3: The Agency hereby finds and determines that the disposition of the Property pursuant to the proposed DDA will assist in the elimination of blight.

Section 4: The Agency hereby finds and determines that the DDA is consistent with the Implementation Plan for the Redevelopment Plan.

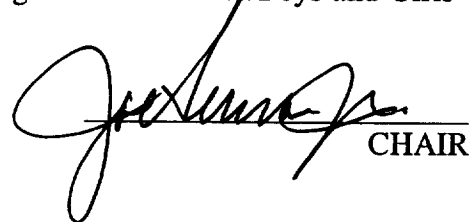
Section 5: The Agency approves the DDA and related agreements (copies of which are on file with the Agency Clerk) with Developer for the purchase and sale and development of the Property.

Section 6: The Executive Director or her designee is authorized to execute the DDA and related agreements, in substantially the form on file with the Agency Clerk, subject to modifications approved by Agency Counsel, and to enter into other agreements, execute other documents and perform other actions necessary to provide funding assistance to the Developer and to ensure proper repayment and/or forgiveness of Agency funds, including without limitation, subordination, extensions and restructuring of payments, all as approved by Agency Counsel.


Section 7: The Executive Director is authorized to modify or amend the agreements and documents with the approval of Agency Counsel.

Section 8: The Executive Director is authorized to disburse and receive funds for the above purposes, as provided in the DDA.

Section 9: The Agency Budget is amended to transfer \$1,100,000 from the Alkali Flat Community Center Project to the Alkali Flat Neighborhood Center/Boys and Girls Club Project.


CHAIR

ATTEST:


SECRETARY

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