

RESOLUTION NO. 2007-059

Adopted by the Redevelopment Agency
of the City of Sacramento

November 6, 2007

MERGED DOWNTOWN SACRAMENTO REDEVELOPMENT PROJECT AREA: DOCKS AREA CAPITAL IMPROVEMENT PROJECTS (CIPs) AND FUNDING

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 parkway/promenade.
- B. In 2005, 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 an early concept plan for a high-density, mixed-use neighborhood with a riverfront promenade along the Sacramento River.
- C. In June 2005, Gail Ervin Consulting was retained to prepare environmental studies and documents for the Docks Area project.
- D. In January 2006, the Redevelopment Agency of the City of Sacramento approved an Exclusive Right to Negotiate with KSWM Docks Partners, LLC as the Master Developer for the Docks Area. In June 2007 this ERN was extended to March 31, 2008.
- E. Nichols Consulting Engineers, Chtd. (Nichols) was awarded a contract to assist with predevelopment analysis in the Docks Area. Predevelopment analysis included a Phase I and II Environmental Site Assessment, an infrastructure assessment and early design of future infrastructure needs. A contract amendment is needed to authorize Nichols to continue to provide technical assistance related Department of Toxic Substances Control regarding remediation options related to redeveloping the Docks Area.
- F. DKS Associates was hired in March 2005 to support the land use planning efforts.

G. The development team selected for the Docks Area, KSWM Docks Partners, LLC submitted an additional \$75,000 in June 2007.

BASED ON THE FACTS SET FORTH IN THE BACKGROUND, THE REVELOPMENT 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 Projects, including the promenade/parkway and levee improvements; the property acquisition and the technical assistance from Wallace Roberts and Todd, Gail Ervin Consulting, DKS Associates, and Nichols Consulting Engineers are of benefit to the Merged Downtown Redevelopment Project Area because of the improvements to public infrastructure, the consolidation of properties for the eventual high-density mixed-use development and the remediation of a Brownfields site;
 - b) There are no other reasonable means of financing the Projects available to the community except for redevelopment area tax increment proceeds.
 - c) The use of redevelopment area tax increment proceeds for the Projects will result in the elimination of blighting influences of inadequate, under-capacity and dilapidated infrastructure inside the Project Area and the Projects are consistent with the implementation plan adopted pursuant to Health and Safety Code of the State of California, Section 33490.
- Section 3. Authorize the Executive Director to transfer \$329,970 of tax increment funds from Docks Acquisition Downtown Tax Increment Funds (Fund 206) to the Pioneer Bridge Capital project (KD 41).
- Section 4. Authorize the Executive Director to transfer via invoice \$75,000 of the KSWM Docks Partners, LLC (developer) deposit from the Agency to the Pioneer Bridge project (KD41).

Adopted by the Redevelopment Agency of the City of Sacramento on November 6, 2007 by the following vote:

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

Noes: None.

Abstain: None.

Absent: None.



Mayor Heather Fargo

Attest:



Shirley Concolino, City Clerk