

## **RESOLUTION NO. 2011-390**

Adopted by the Sacramento City Council

June 21, 2011

### **APPROVE SALE OF AGENCY PROPERTY AT 3409, 3413 AND 3425 BROADWAY AND SALE OF PROPERTY AT 3434 AND 3436 SECOND AVENUE TO VRILAKAS FAMILY TRUST OR RELATED ENTITY FOR DEVELOPMENT OF HOUSING AND MIXED-USE STRUCTURES**

#### **BACKGROUND**

- A. The Sacramento City Council passed Ordinance 2011-006 on January 25, 2011 approving the Ninth Amendment to the Redevelopment Plan ("Redevelopment Plan") for the Oak Park Redevelopment Project Area ("Project Area").
- B. The Redevelopment Agency of the City of Sacramento ("Agency") owns certain real property generally located on Broadway between 34<sup>th</sup> and 34<sup>th</sup> streets in the Project Area (APNs 010-0375-001, -002, -003, -004 and -008, or, the "Agency Property").
- C. Vrilakas Family Trust or a related entity ("Developer") proposes two phases of new construction of a project on Agency Property and on Developer Property that will include eighteen for-sale single-family residential units; four mixed-use structures containing retail space and ten apartments; rehabilitation of two historic structures; common lot amenities and ancillary facilities; and, related on- and off-site improvements ("Project"), as more specifically described in the DDA.
- D. Agency and Developer desire to enter into Disposition and Development Agreement ("DDA") to convey the Agency Property to Developer for construction of the first phase of the Project, to be comprised of twelve for-sale housing units, four mixed-use commercial buildings, rehabilitation of one historic structure, related on- and off-site and common area improvements, as more specifically described in the DDA.
- E. A copy of the DDA is on file with the Agency Clerk.
- F. In accordance with the California Environmental Quality Act ("CEQA") and its implementing regulations, the City of Sacramento filed a Notice of Exemption on March 11, 2011 for the Project in accordance with CEQA Guidelines Section 15332 ("City CEQA Action").
- G. A report under Health and Safety Code Section 33433 ("Section 33343 Report") has been prepared and is attached hereto as Exhibit A, and is filed with the Agency Clerk and made available for public review pursuant to Section 33433.

H. Proper notice of this action has been given and a public hearing has been held in accordance with Health and Safety Code Sections 33431 and 33433.

**BASED ON THE FACTS SET FORTH IN THE BACKGROUND, THE CITY COUNCIL RESOLVES AS FOLLOWS:**

Section 1. The foregoing recitals, including the statements regarding the CEQA findings and the City CEQA Action are true and correct.

Section 2. The Agency's sale of the Property for construction of the Project on the Agency Property and on Developer Property is consistent with the goals and objectives of the Redevelopment Plan to increase the supply of housing, and to increase economic activity, and is consistent with the Implementation Plan adopted for the Redevelopment Plan. The sale of the Agency Property will assist in the elimination of blight as stated in the 33433 Report.

Section 3. The consideration for the Agency's conveyance of the Agency Property to Developer is the Developer obligations under the DDA, and the fair reuse value of the Property with the covenants, conditions, restrictions required by the DDA and Grant Deed, is One Dollar (\$1.00), as established in the 33433 Report.

Section 4. The public improvements required for the Project which are the subject of the DDA are of benefit to the Project Area. There are no reasonable means of financing available for the Project's public improvements. The payment of funds for the Project's public improvements will assist in the elimination of the following blighting conditions: inadequate sidewalks, curbs, gutters, alley paving, sewer connections, water service and drainage facilities.

Section 5. The City Council approves the sale of the Agency Property to the Developer for the Project pursuant to the terms of the DDA.

**Table of Contents:**

Exhibit A Section 33433 Report

Adopted by the City of Sacramento City Council on June 21, 2011 by the following vote:

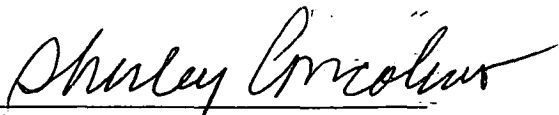
Ayes: Councilmembers Ashby, Cohn, D Fong, R Fong, McCarty, Pannell,  
Schenirer, Sheedy,

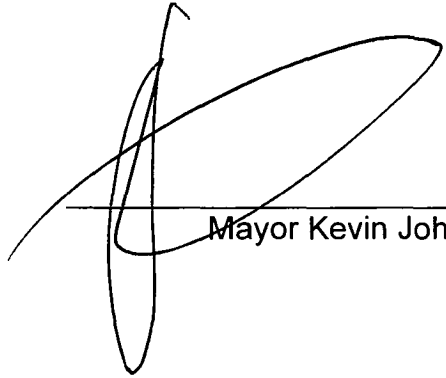
Noes: None.

Abstain: Mayor Kevin Johnson

Absent: None.

Attest:

  
Shirley Concolino, City Clerk

  
Mayor Kevin Johnson