

# RESOLUTION NO. 2003-017

ADOPTED BY THE REDEVELOPMENT AGENCY OF THE CITY OF SACRAMENTO

ON DATE OF

**MAR - 4 2003**

## ALKALI FLAT REDEVELOPMENT AREA: PREDEVELOPMENT LOAN TO MESTIZO, LLC, FOR 524-526 12<sup>TH</sup> STREET

BE IT RESOLVED BY THE REDEVELOPMENT AGENCY OF THE CITY OF  
SACRAMENTO:

Section 1. The environmental determination as stated in the staff report that accompanies this resolution is approved and adopted.

Section 2. The rehabilitation of the real property located at 524-526 12th Street furthers is consistent with, and furthers, the Redevelopment Plan. The Project will increase and improve supply of low- or moderate-income housing in the community and will eliminate the following blighting influences: low property values and impaired investment; high vacancies and low leases rates; inadequate public infrastructure; deficient buildings; and social deterioration. The Project will meet the following goals of the current Implementation Plan adopted for the Project Area. The Project promotes restoration of a historically and architecturally significant structure, promotes a mix of housing types for all income groups, and maximizes private participation in redevelopment.

Section 3. The Agency budget is amended to transfer the following funds to a new project for a predevelopment loan to Mestizo, LLC, for professional services related to the rehabilitation of the real property located at 524-526 12th Street:

- (a) Fifty Thousand Dollars (\$50,000) from the Alkali Flat Developers Assistance Fund allocation to the 524-526 12<sup>th</sup> Street project.

Section 4. The Executive Director is authorized to execute the Owner Participation Agreement, substantially in the form on file with the Agency Clerk, and all necessarily related documents (collectively, "Documents") including without limitation loan documents, all as approved by Agency Counsel. The Executive Director is authorized to make changes to the Documents that are reasonably necessary for the administration of the underlying loan ("Loan") in accordance with the Agency's Underwriting Guidelines and the staff report that accompanies this resolution, and to perform other actions necessary to make and reasonably administer the Loan; provided, however that:

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(7)

- (a) Changes to the Loan shall be made on the terms set out in the staff report and the Owner Participation Agreement and made in accordance with all applicable laws, regulations and policies regarding the making of the Loan and the use of the allocated funds; and
- (b) Changes to the Loan shall not change the terms of as stated in staff report and Owner Participation Agreement except as necessary to assure appropriate administration of the Loan (including without limitation, making subordination agreements in favor of lenders providing acquisition and rehabilitation loans or providing refinancing for such loans and giving extensions of time for payment within the original term of the Loan) and shall be consistent with the intent of this resolution and the Agency's Underwriting Guidelines.

Section 5. The Sacramento Housing and Redevelopment Commission is delegated the authority to approve any subsequent changes to the Project or to the loan agreements and related documents which are not otherwise delegated by this resolution.

Leather Fargy  
CHAIR

ATTEST:

Patricia A. Burrows  
SECRETARY

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