

RESOLUTION NO. 2006-048

Adopted by the Redevelopment Agency
of the City of Sacramento

August 22, 2006

MERGED DOWNTOWN SACRAMENTO REDEVELOPMENT PROJECT AREA: DOCKS AREA CAPITAL IMPROVEMENT PROJECT; GRANT AGREEMENTS AND FUNDING; AND ALLOCATION FOR PROPERTY ACQUISITION

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 January 2006, the Redevelopment Agency of the City of Sacramento (Agency) approved an Exclusive Right to Negotiate with KSWM Docks Partners, LLC as the Master Developer for the Docks Area.
- D. In April 2006, the City of Sacramento was awarded a \$1.239 million Sacramento Area Council of Governments (SACOG) grant for the design and construction of the Docks Area Riverfront Promenade, with a required local match of \$161,000. In May of this year, the City was awarded a \$183,620 grant from the California Transportation Department (Caltrans) with a required local match of \$45,905.
- E. In May 2006, City Council provided direction to issue a Request for Proposals for the community outreach and design of the Docks Area promenade and levee improvements. An evaluation committee reviewed proposals and conducted interviews before recommending awarding the contract to Walker Macy.
- F. Nichols Consulting Engineers, Chtd. (Nichols) was awarded a contract to assist with predevelopment analysis in the Docks Area. Predevelopment analysis included a Phase I & 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 to appraisal support and working with the Department of Toxic

Substances Control regarding remediation options related to redeveloping the Docks Area.

- G. The development team selected for the Docks Area, KSWM Docks Partners, LLC has submitted a \$100,000 deposit to the Agency.

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 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. The Executive Director or her designee, is authorized to enter into two Individual Project Agreements (IPAs) with the City of Sacramento for the Docks Area Redevelopment Project (KD41) to transfer tax increment funds from the Merged Downtown Development Assistance project including:

IPA 1: Transferring \$45,905 of tax increment funds from the Merged Downtown Development Assistance project in order to provide the local match needed for a \$183,620 California Transportation Department (Caltrans) Grant awarded to the City.

IPA 2: Transferring \$1,246,577 of tax increment funds from the Merged

Downtown Development Assistance project which includes \$161,000 for the required matching funds for the SACOG grant as well as \$1,085,577 for agreements with Walker Macy.

Section 4. The Executive Director or her designee, is authorized to amend and increase the existing IPA with the City of Sacramento in the amount of \$245,000 for KD41 based on the allocation of \$145,000 of tax increment funds from the Merged Downtown Development Assistance project for the Nichols contract amendment and the transfer of the KSWM Docks Partners, LLC deposit of \$100,000 from the Agency to the City of Sacramento;

Section 5. Allocate \$7.26 million from the Merged Downtown Development Assistance project, including \$4 million from the Phoenix Park loan repayment funds for the appraisals, acquisition and costs related to acquiring property in the Docks Area; and

Section 6. Approve the extension of the Exclusive Right to Negotiate with KSWM Docks Partners, LLC by 270 days to June 30, 2007

Adopted by the City of Sacramento Redevelopment Agency on August 22, 2006 by the following vote:

Ayes: Members Cohn, Fong, Hammond, McCarty, Pannell, Sheedy, Tretheway, Waters, and Chair Fargo.

Noes: None.

Abstain: None.

Absent: None.



Heather Fargo, Chair

Attest:



Shirley Concolino, Secretary