

RESOLUTION NO. 2003-025

ADOPTED BY THE REDEVELOPMENT AGENCY OF THE CITY OF SACRAMENTO

ON DATE OF APR 15 2003

RESOLUTION OF NECESSITY AUTHORIZING ACQUISITION BY EMINENT DOMAIN OF 1009 8th STREET, 800 J STREET, 804 J STREET, AND 812 J STREET LOCATED IN THE MERGED DOWNTOWN REDEVELOPMENT PROJECT AREA

WHEREAS, Amended Redevelopment Plan ("Redevelopment Plan") for the Merged Downtown Redevelopment Project Area ("Project Area") was adopted by the City Council of the City on June 17, 1986 and amended on May 25, 1999.

WHEREAS, three goals of the Redevelopment Plan of the Project Area are:

- a) The assembly of land into parcels suitable for modern, integrated development with improvement pedestrian and vehicular circulation in the Project Area.
- b) The replanning, redesign and development of undeveloped areas, which are stagnant or improperly utilized.
- c) The strengthening of retail and other commercial functions in the downtown area.

WHEREAS, THE 2000-2005 Implementation Plan for the Merged Downtown Project Area was adopted by Resolution No. 2000-011 on February 29, 2000.

WHEREAS, THE 2000-2005 Implementation Plan for the Merged Downtown Project Area calls for programs to assemble and purchase property for future development;

WHEREAS, on December 3, 2002 the Agency authorized the purchase of, and determined the amount of, just compensation for Assessors Parcel Numbers 006-0097-001, -002, -003, -005 located at 1009 8th Street, 800 J Street, 804 J Street, 812 J Street ("Subject Parcels").

WHEREAS, the Agency has, through its counsel, engaged a qualified appraiser who has prepared an appraisal of the fair market value of the Subject Parcels;

WHEREAS, the Agency has submitted a written offer and summary to the owner of the Subject Parcels and offered to meet for the purpose of negotiating a purchase of the Subject Parcels, which the owner has failed to accept; and

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WHEREAS, the Subject Parcels are properly zoned and situated for redevelopment, and there are no other sites in the Project Area which would be as compatible with the greatest public good and the least private injury as the Subject Parcels.

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

Section 1. The above statements are true and correct.

Section 2. The Redevelopment Agency is empowered to acquire the Subject Parcels by eminent domain pursuant to Health and Safety Code Section 33391.

Section 3. The public purpose for which the Subject Parcels is to be acquired is redevelopment, and more specifically the assembly to eliminate blight, to better utilize underutilized parcels, and to increase development and economic activity in the area.

Section 4. For the foregoing reasons, the Redevelopment Agency finds and determines that:

- (a) The Public interest and necessity requires acquisition of the Subject Parcels, which will make possible the removal of the blighting influence of underutilized and blighted properties;
- (b) The assembly and future development of the Subject Parcels will occur in the manner that will be most compatible with the greatest public good and the least private injury;
- (c) The Subject Parcels are necessary for any future project; and
- (d) Just compensation has been established for the Subject Parcels by Resolution No. 2002-051, offers have been made to the owner of record of the Subject Parcels, as required by section 7267.2 of the Government Code and such owner of the Subject Parcels have been given reasonable opportunity to consider, reject or accept such offers.

Section 5. While continuing to make every reasonable effort to expeditiously acquire the Subject Parcels by negotiation, the City Manager is authorized to institute and prosecute to conclusion actions in eminent domain to acquire the Subject Parcel and to take any action necessary or desirable for such purpose in accordance with California eminent domain law.


Chair

ATTEST:



SECRETARY

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