

RESOLUTION NO. 2008-033

Adopted by the Redevelopment Agency of the City of Sacramento

May 20, 2008

DEFUNDING 2001/2005 DEL PASO BOULEVARD PROJECT BY \$3,000,000 AND ALLOCATING THE FUNDS TO DEVELOPERS ASSISTANCE; AND AUTHORIZING ACQUISITION OF PROPERTIES LOCATED AT 2001/2005, 2116/2120, AND 2300/2308 DEL PASO BOULEVARD AND 775 DARINA AVENUE

BACKGROUND

- A. In April 2007, the Agency allocated \$3,000,000 in Tax Increment and Low- and Moderate-Income Housing Funds to New Faze Development's 2001/2005 Del Paso Boulevard Project to construct a mixed-use development project that included retail, office and residential space.
- B. Since then, New Faze Development has re-focused its housing and mixed-use development operation and withdrawn its proposed 2001/2005 Del Paso Boulevard Project allowing the Agency to re-allocate its previously budgeted \$3,000,000 to the Developers Assistance Fund.
- C. New Faze Development is also divesting in some of its real estate and has offered eight parcels at 2001/2005, 2116/2120 and 2300/2308 Del Paso Boulevard and 775 Darina Avenue to the Agency for voluntary sale.
- D. These parcels are strategically located on Del Paso Boulevard between El Camino and Fairfield Avenue clustered along the northern "Main Street" section of Del Paso Boulevard within three blocks of each other.
- E. Acquisition of these properties does not commit the Agency to proceed with a development project. California Environmental Quality Act ("CEQA") Guidelines Section 15004(b)(2)(A) allows for land acquisition where the Agency will conduct CEQA review once the proposed project has been defined when the acquisition does not limit the choice of alternatives or mitigation measures, and future development of the land is subject to CEQA compliance. Once the scope of development of the property has been defined, environmental review of the proposed project will be conducted. Therefore, this action is exempt from environmental review. The National Environmental Policy Act does not apply.

BASED ON THE FACTS SET FORTH IN THE BACKGROUND, THE REDEVELOPMENT AGENCY OF THE CITY OF SACRAMENTO RESOLVES AS FOLLOWS:

- Section 1. All of the evidence presented having been duly considered, the findings, as stated above, are approved.
- Section 2. Acquisition of these vacant and underutilized parcels in the North Sacramento Project Area would eliminate blighting conditions by ensuring future development on the site, helping to subdue crime in the immediate area and fostering development within the surrounding Project Area.
- Section 3. The Interim Executive Director, or designee, is authorized to de-fund the 2001/2005 Del Paso Boulevard Project fund and re-allocate \$3,000,000 to North Sacramento's Developers Assistance funds, amend the budget accordingly, and to purchase the Properties using either Developers Assistance or a Bank of America Line of Credit, if available, and carry out related activities.
- Section 4. The Interim Executive Director, or designee, is authorized to take all actions as may be reasonably necessary to purchase, for not substantially more than just compensation, the following parcels ("Property"):

2001/2005, 2116/2120 AND 2300/2308 DEL PASO BOULEVARD, AND 775 DARINA (APNs 275-004-2008-0000, 275-004-2007-0000, 275-005-1003-0000, 275-005-2008-0000, 275-005-2007-0000, 275-005-2006-0000, and 275-005-2005-0000)

Adopted by the Redevelopment Agency of the City of Sacramento on May 20, 2008 by the following vote:

- Ayes: Councilmembers Cohn, Hammond, McCarty, Pannell, Sheedy, Tretheway, Waters.
- Noes: None.
- Abstain: None.
- Absent: Councilmember Fong & Mayor Fargo.


Vice Chair Steve Cohn

Attest:


Shirley Concolino, Secretary