

RESOLUTION NO. 2001-033

ADOPTED BY THE REDEVELOPMENT AGENCY OF THE CITY OF SACRAMENTO

ON DATE OF

JUN -5 2001

RESOLUTION OF NECESSITY AUTHORIZING ACQUISITION BY EMINENT DOMAIN OF 810 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 January 16, 2001 the Agency was authorized the purchase of, and determined the amount of just compensation for Assessors Parcel Number 006-0097-004 located at 810 J Street ("Subject Parcel").

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

WHEREAS, the Agency has engaged in serious negotiations with the owner of the Subject Parcel for the purpose of purchasing the Subject Parcel, which negotiations have heretofore proven futile and without effect; and

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 Parcel.

FOR CITY CLERK USE ONLY

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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 Parks is to be acquired is redevelopment, and more specifically the assembly of parcels for development. This narrow strip of property, if separate, prohibits the effective redevelopment of even a portion of the half-block. It is also necessary for the proposed development of the Metro Place Office/Residential project, as well as any other project at that Site, designed 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:

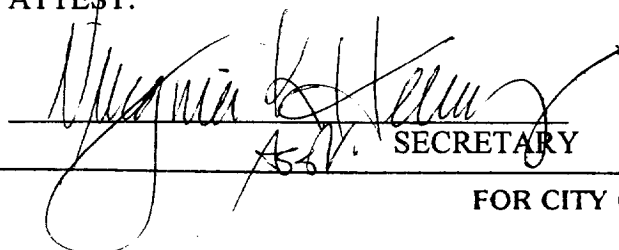
- (a) The Public interest and necessity requires the Metro Place Office/Residential Project, or a similar project, which will include removal of the blighting influence of underutilized and blighted properties;
- (b) The purchasing the Site for site assemblage eliminates the blight of a small, irregular parcel and is the solution most compatible with the greatest public good and the least private injury;
- (c) The Subject Parcel is necessary for the proposed project, as designed, as well as for any other future project; and
- (d) Just compensation has been established for the Subject Parcel by Resolution No. 2001 - 004, offers have been made to the owner of record of the Subject Parcel, as required by section 7267.2 of the Government Code and such owner of the Subject Parcel 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 Parcel by negotiation, the Deputy 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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