



**SACRAMENTO
HOUSING AND REDEVELOPMENT
AGENCY**



3

October 2, 1985

Budget & Finance Committee
of the City Council
Sacramento, CA

Honorable Members in Session:

SUBJECT: Establishing Just Compensation and Authorizing
Acquisition of Parcels Located at Grand Avenue
and Altos Avenue

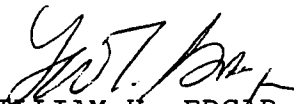
SUMMARY

The attached report is submitted to you for review and recommendation prior to consideration by the Redevelopment Agency of the City of Sacramento.

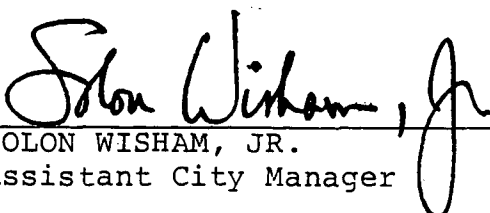
RECOMMENDATION

The staff recommends approval of the attached resolution establishing just compensation and authorizing purchase.

Respectfully submitted,


WILLIAM H. EDGAR
Executive Director

TRANSMITTAL TO COMMITTEE:



SOLON WISHAM, JR.
Assistant City Manager



SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY



September 5, 1985

Redevelopment Agency of the
City of Sacramento
Sacramento, California

Honorable Members in Session:

SUBJECT: Establishing Just Compensation and Authorizing Acquisition of Parcels Located at the Northeast corner of Grand Avenue and Altos Avenue

SUMMARY

This report regards the acquisition of three parcels located adjacent to the area designated as the Special Planning District in the Del Paso Heights Redevelopment Plan and Implementation Strategy. The subject parcels are located in areas approved for mixed-use (i.e., commercial/residential) development and developer assistance and are on highly visible traffic corridors targeted for environmental improvements. Staff recommends adoption of the resolution establishing just compensation and authorizing the Executive Director to proceed with acquisition of the specified parcels.

BACKGROUND

The Implementation Strategy for the Redevelopment Plan (approved May 21, 1985) designates highly visible traffic corridors, referred to as action areas, to be targeted for environmental improvements aimed at improving the image of Del Paso Heights. The subject parcels are located at the corner of two major traffic corridors, Altos Avenue and Grand Avenue. In addition, the parcels are located adjacent to the Special Planning District which has been designated for developer assistance to attract mixed-use and commercial development to this central portion of the Project Area located at Rio Linda Boulevard and Grand Avenue. Parcel and location maps are attached as Exhibits A and B.

Staff has entered into a contract with a real estate appraiser to appraise the subject parcels. The final appraisal report has been received by the Agency and is on file in the Agency's Technical Services Division.

SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

Redevelopment Agency
of the City of Sacramento
September 5, 1985
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PARCEL A - 741 GRAND AVENUE

This parcel (Assessor's Parcel Number: 250-073-33) is located on the northwest corner of Grand Avenue and Altos Avenue. A single story, 3,645 square foot office building is located on this parcel. This building is currently vacant.

PARCEL B - 3805 ALTOS AVENUE

This parcel (Assessor's Parcel Number: 250-073-32) is located adjacent to the vacant office building. A 5,397 square foot liquor store/market is located on this parcel. The estimated age of this structure is fifty (50) years.

PARCEL C - 3841 ALTOS AVENUE

This parcel (Assessor's Parcel Number: 250-073-13) is the northern parcel of the three. It is a 6,450 square foot vacant lot.

Staff recommends that the Agency acquire the three subject parcels and clear the site for future residential development.

FINANCIAL DATA

Funds were budgeted in 1984 to support commercial acquisition (cost center 4314). Additional funds will be allocated in the 1986 budget to continue this program. The combined market value of all three parcels is estimated to be \$184,500.

ENVIRONMENTAL REVIEW

No environmental review is required as a result of the proposed action.

POLICY IMPLICATIONS

The actions being proposed in this staff report are consistent with previously approved policy and there are no policy changes being recommended.

SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

Redevelopment Agency
of the City of Sacramento
September 5, 1985
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VOTE AND RECOMMENDATION OF THE DEL PASO HEIGHTS PROJECT AREA COMMITTEE

At its regular meeting of September 19, 1985 the Del Paso Heights Project Area Committee reviewed this item with no votes, as indicated by their letter, attached as Exhibit C.

VOTE AND RECOMMENDATION OF COMMISSION

At its regular meeting of October 7, 1985, the Sacramento Housing and Redevelopment Commission adopted a motion recommending adoption of the attached resolution. The votes were as follows:

AYES:

NOES:

ABSENT:

RECOMMENDATION

The staff recommends adoption of the attached resolution which:
1) Establishes just compensation for the subject parcels; and
2) Authorizes the Executive Director to proceed with the purchase of the properties.

Respectfully submitted,

William H. Edgar
WILLIAM H. EDGAR
Executive Director

TRANSMITTAL TO COUNCIL:

WALTER J. SLIPE
City Manager

Contact Person: Thomas V. Lee, 440-1315

RESOLUTION NO.

ADOPTED BY THE REDEVELOPMENT AGENCY OF THE CITY OF SACRAMENTO
ON DATE OF

JUST COMPENSATION DETERMINATION DEL PASO HEIGHTS REDEVELOPMENT PROJECT AREA

WHEREAS the Implementation Strategy for the amended Del Paso Heights Redevelopment Plan identified action areas; and

WHEREAS Kenneth F. Powell has prepared an appraisal report which establishes the market value of Assessor's Parcel Number 250-073-13, 32 and 33 within an action area; now, therefore

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

Section 1: The just compensation for each parcel to be acquired is the amount specified for each property in the appraisal report of Kenneth F. Powell, as of July 24, 1985, (APN: 250-073-13 and 32 - Fattah and APN: 250-073-33 - Jeffers).

Section 2: The Executive Director is authorized to negotiate the purchase of the properties identified in Section 1 of this resolution.

CHAIR

ATTEST:

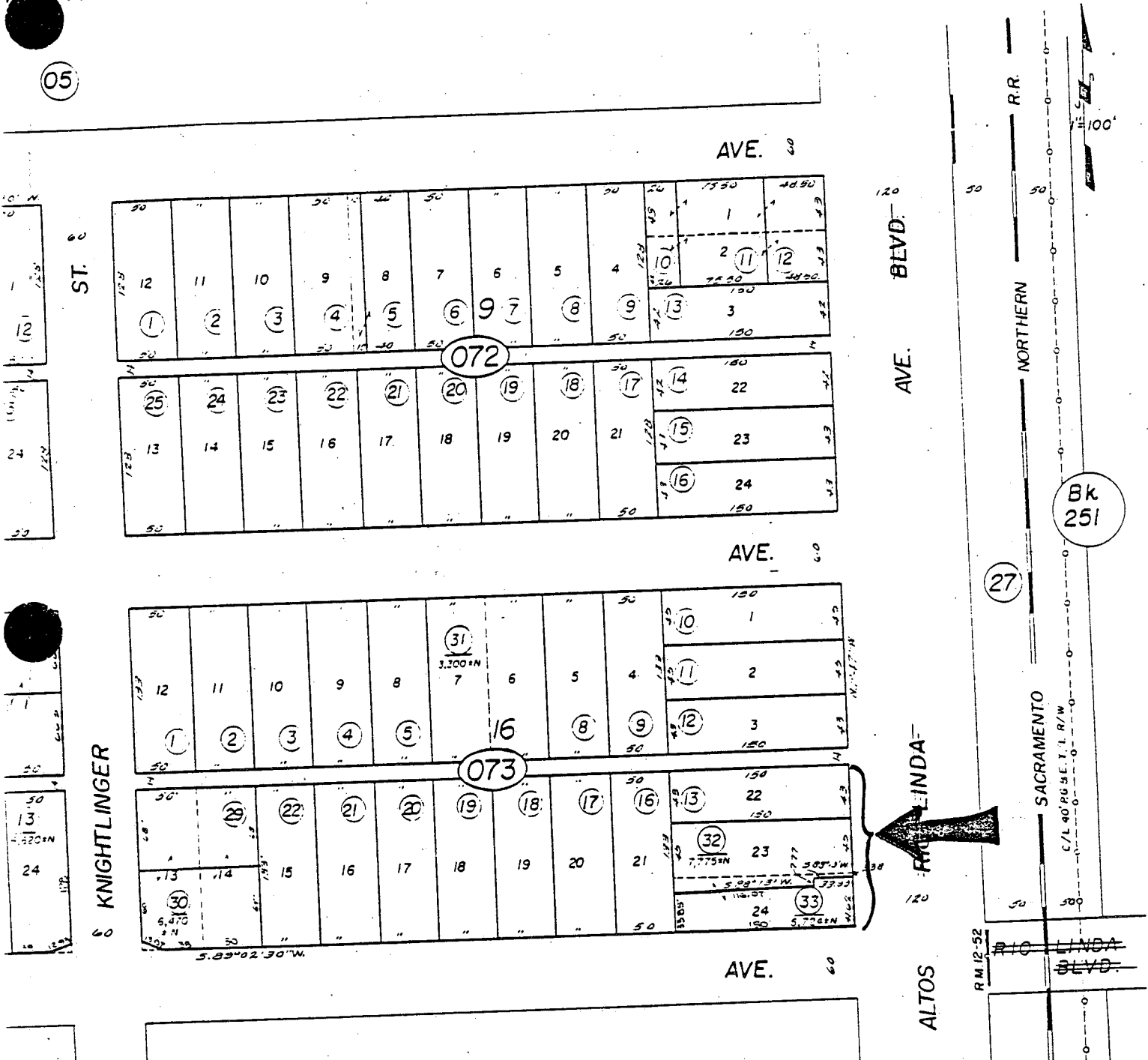
SECRETARY

z:racsDPHjustcomp

12 RANCHO DEL PASO

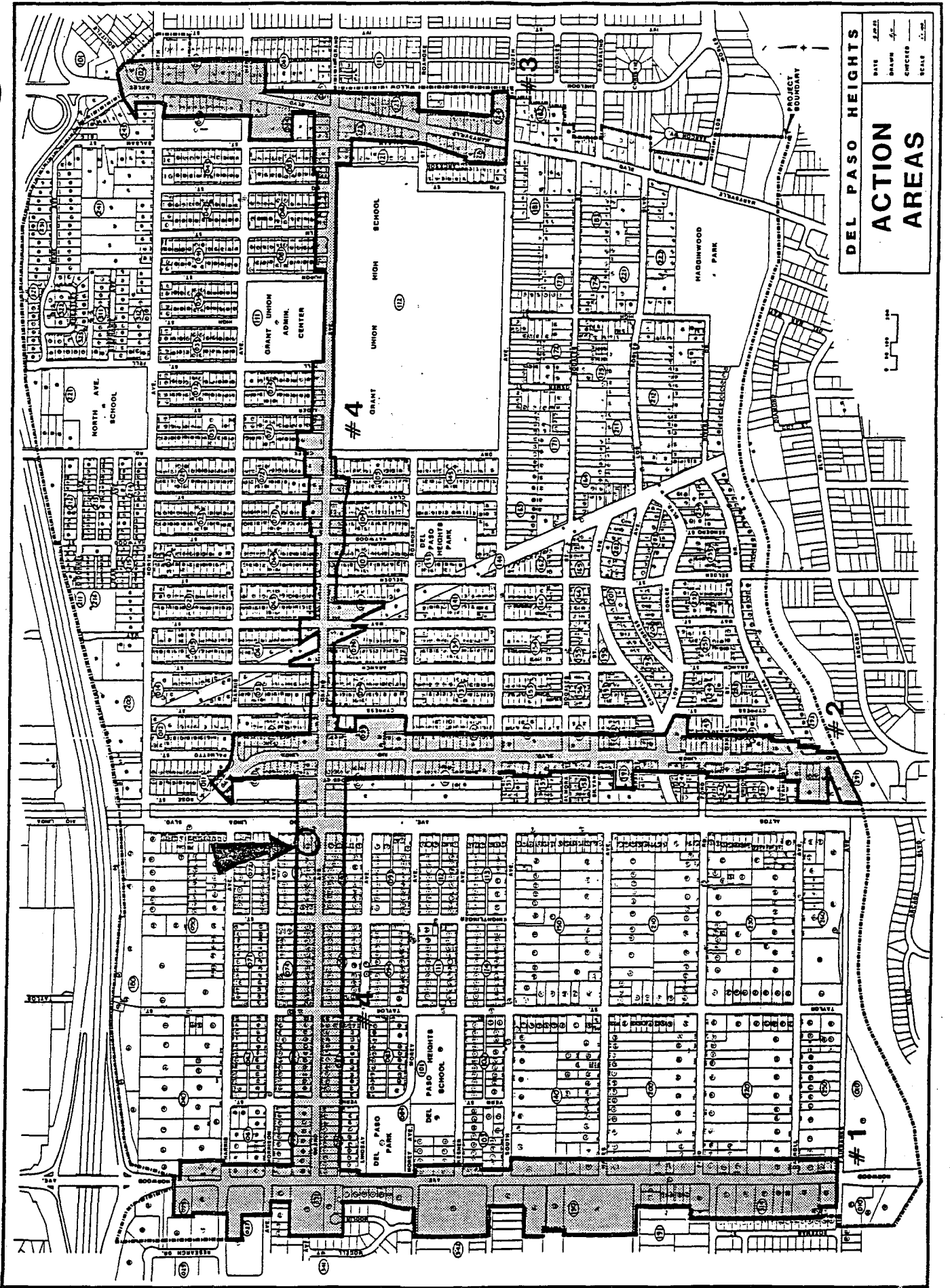
Tax Area Code

05



CITY OF SACRAMENTO
Assessor's Map Bk250-Pg07
County of Sacramento, Calif.

NOTE—Assessor's Block Numbers Shown in Ellipses.
Assessor's Parcel Numbers Shown in Circles.



DEL PASO HEIGHTS

ACTION AREAS

DATE: 12-22-52
 DRAWN: [Signature]
 CHECKED: [Signature]
 SCALE: 1" = 100'

EXHIBIT B

Del Paso Heights Project Area Committee

TELEPHONE 927-4571 — 1228 GRAND AVENUE — SACRAMENTO, CALIFORNIA 95838

TO: William Edgar, SHRA DATE: 9-25-85
 FROM: Johnnie B. Morris, DPH PAC Chairman
 SUBJECT: PAC vote on 1986 Priorities
 Purchase of 3 Parcels


MEMBERS

Johnnie B. Morris
 Chairperson
 Norvell Burton
 1st V. Chairperson
 Don Scherba
 2nd V. Chairperson
 Elone Smith
 Secretary/Treasurer
 Eugene Baber
 Helen Barrow
 Robert Bell
 Wendell Burnett
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 Estelle Canedy
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 Sophia Crump
 Elvira Dumas
 Dave Feiling
 Clifford Frazier
 Alee Heidelberg
 Mavis Johnson
 Martha Jones
 Pauline Lyons
 Fairreatha Matheny
 John Thomas
 Edna Williams

The two above items were presented to the PAC for a vote.

In view of the position the PAC has been placed by you, and the City Council, we did not take a vote.

The consensus of the body was the new appointees should accept the responsibility of the 1986 Projects.


 Johnnie B. Morris, Chairman
 DPH PAC

STAFF

Evelyn Dooley
 Executive Director
 Tanya Craig
 Administrative Asst.
 Julia Watson
 PAC Secretary

Received in E.D.'s Office

SEP 26 1985

SACRAMENTO HOUSING
 REDEVELOPMENT AGENCY