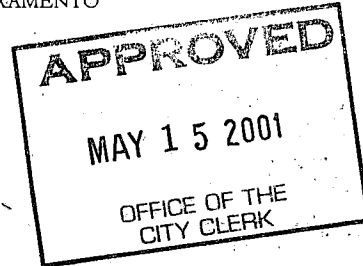




1.18

ECONOMIC DEVELOPMENT DEPARTMENT

CITY OF SACRAMENTO



May 15, 2001

City Council
Sacramento, California

Honorable Members in Session:

**SUBJECT: SACRAMENTO REGIONAL COUNTY SANITATION DISTRICT
ECONOMIC DEVELOPMENT TREATMENT CAPACITY BANK SEWER
CREDITS FOR JOE'S CRAB SHACK/LANDRY'S SEAFOOD
DEVELOPMENT INC./CRAB ADDISON INC.**

LOCATION AND COUNCIL DISTRICT: District 1

RECOMMENDATION:

It is recommended that City Council approve a resolution awarding Sacramento Regional County Sanitation District (SRCSD) connection fee credits to the described restaurant to be known as Joe's Crab Shack/Landry's Seafood Development Inc./Crab Addison Inc.

CONTACT PERSONS: Matt Slavin, Economic Development Specialist, 264-2796
Kristan Otto, Economic Development Manager, 264-7948

FOR COUNCIL MEETING OF: May 15, 2001

SUMMARY:

The City of Sacramento's Economic Development Department recommends approval of the attached resolution awarding SRCSD sewer credits to a full service restaurant to be known as Joe's Crab Shack/Landry's Seafood Development Inc./Crab Addison Inc. (APN: To be determined). This candidate for sewer credits meet's Council-approved criteria for the granting of sewer credits including location in a designated redevelopment area, catalyst project development, and job creation.

Building on Our History ~ Creating The Place to Be.

BACKGROUND INFORMATION:

On March 20, 2001, City Council authorized the City Manager to sign a Memorandum of Understanding (MOU) to initiate City participation in the Sacramento Regional County Sanitation District Economic connection fee credits for award by the City. The MOU allocated a total of 7,971 Regional Sanitation sewer credits to the City of Sacramento for award by the City to qualifying development projects.

Approval of the MOU followed prior action by the City Council to approve Resolution No. 2000-539, which sets aside 85 percent of the City's sewer credit allocation, or 6,775 sewer credits, for award to economic development projects and established the following guidelines for award of City sewer credits:

A. General Guidelines

1. Projects located in redevelopment, CDBG, and/or infill development areas;
2. Projects that create additional employment;
3. Catalyst projects such as restaurants or high job creations projects that will further economic development efforts;
4. Credits may not be used as a means of attracting business from a neighboring jurisdiction that is a member of the Economic Development Treatment Capacity bank.

B. Commercial and Industrial projects located in one of the following geographic areas:

1. Neighborhood commercial corridors identified in the adopted City Economic Development Strategy;
2. Targeted key development opportunity sites identified in the adopted City Economic Development Strategy;
3. Redevelopment of CDBG eligible areas.

C. Low to moderate housing located in one of the following geographical areas:

1. Areas identified in the City's Infill Development Policy;
2. Redevelopment or CDBG eligible areas;
3. Areas consistent with the City's mixed Income Housing Ordinance.

On April 11, 2001, the City received an application from Joe's Crab Shack/Landry's Development Inc./Crab Addison Inc. requesting award of 55.83 sewer credits to be used for a restaurant to be located at the Old Sacramento Waterfront Site A in Old Sacramento. Award of the requested 55.83 sewer credits will reduce total Regional Sanitation fees to be paid for this project from \$134,215 (at \$2,404 apiece) to approximately \$51,531 (at \$923 apiece).

Building on Our History ~ Creating The Place to Be.

Based upon a review of the application (Attachment 2), staff concludes that the applicant meets Council-approved objectives for the granting of sewer credits including location in a designated redevelopment area, catalyst project development, and job creation. Staff therefore recommends this project for award of sewer credits by City Council.

Award of a combined 55.83 sewer credits to this applicant will leave a total of 6,577.83 sewer credits for future award by the City to support economic development projects.

FINANCIAL CONSIDERATIONS:

Approval of the resolution imposes no additional expense upon the City beyond the very minimal administrative costs associated with processing the approved credits.

ENVIRONMENTAL CONSIDERATIONS:

This project is subject to the environmental review process as part of approval of its development application.

POLICY CONSIDERATIONS:

The City of Sacramento views restaurants located within designated neighborhood commercial corridors that create new jobs as an important cornerstone of the City's economic development. Approval of the subject recommendation serves to promote this City policy objective.

ESBD CONSIDERATIONS:

No goods or services are being purchased.

Respectfully submitted,

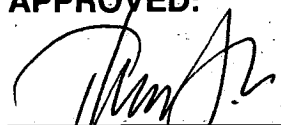

KRISTAN OTTO
Economic Development Manager

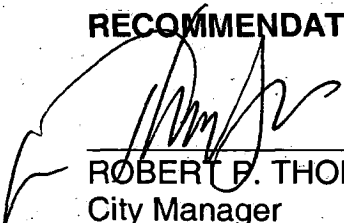
APPROVED:


ANDREW J. PLESCIA
Economic Development Director

RECOMMENDATION APPROVED:

APPROVED:


THOMAS V. LEE
Deputy City Manager


ROBERT P. THOMAS
City Manager

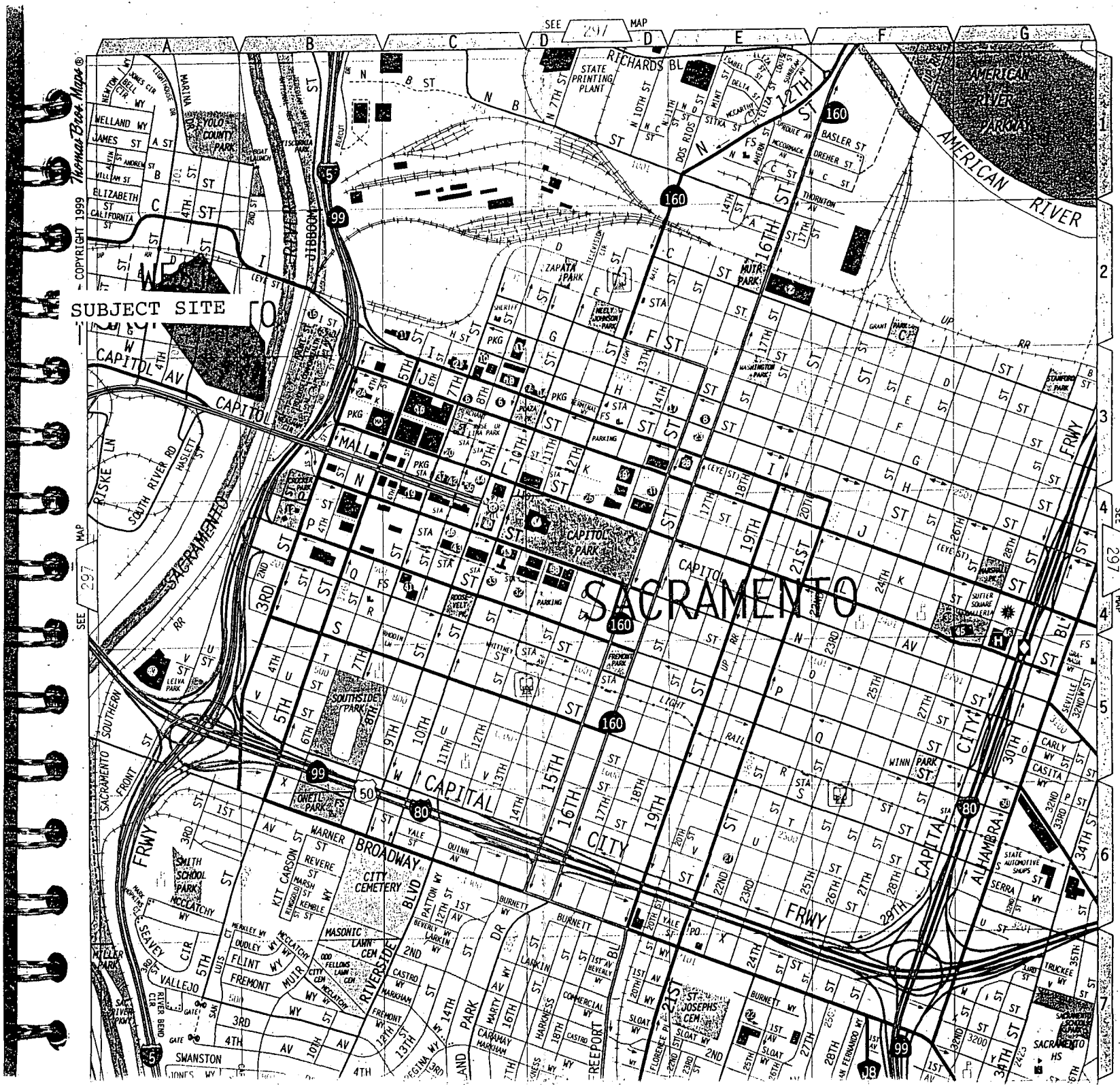
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SUBJECT SITE

SEE 297 MAP

SEE 297 MAP

ATTACHMENT 1



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CITY OF SACRAMENTO: Application for Economic Development Treatment Capacity Bank Sewer Credits

Thank you for taking the time to complete this application. Please print or type your responses to the questions below. When complete, return to: Matthew I. Slavin, Office of Economic Development, City of Sacramento, by mail at 1030 Fifteenth Street, 2nd Floor. Sacramento, CA 95814, or by fax to 916-264-8161.

Please call Matt Slavin at 916-264-2796 with any questions as to eligibility for sewer credits or for assistance in completing the application.

1. Name of Business: Joe's Crab Shack/Landry's Seafood Restaurant Inc./Crab Addison Inc.
2. Address for which Credits sought: Old Sacramento Waterfront Restaurant Site A (no address yet)
3. Assessor's Parcel Number: Working on legal description/parcel number
4. Legal Name of Business Owner: Crab Addison, Inc.
5. Owner's Mailing Address: 1400 Post Oak Blvd. Suite 530, Houston, Texas 77056
6. Owner's Phone Number: (713) 850-1991 Owner's Fax Number: 713-961-4911
Owner's email address: na
7. Please describe the type of business or development project for which this application is being submitted: New development: 13,000 square foot +/- structural platform and restaurant on Old Sacramento Waterfront
8. Has applicant received a Quotation from the Sacramento County Regional Sanitation District stating the number of ESDs that will be needed for the above-described project? Yes X No ____ If Yes, please provide a copy of the Quote with this application. The City will not accept applications unless a Quote from Regional Sanitation is attached.
9. Is this application being submitted to permit a mixed-use development combining housing and business occupancies? Yes ____ No X If Yes, additional documentation may be required.
10. Is this a new business at this location or an expansion of a business already existing at this location? New X Expansion ____
11. How many new jobs will be created by this new business opening or expansion? Please do not include already existing jobs connected to this business: 90+ FTE/PTE
12. Are sewer credits being sought for a business relocating from another site within the Sacramento Metropolitan area? Yes ____ No X If yes, what address relocating from?

13. Has the subject parcel been previously occupied by a residence and/or a business? Yes ____ No X If yes, applicant may need to provide evidence documenting preexisting use.

Applicant's signature: Elizabeth Cook for Landry's/Crab Addison Date: 4/11/01
Print Applicant's Name: Crab Addison Inc.

To be completed by City: Approved by: _____
Print Name and Title: _____ Date: _____
City Council Resolution Number: _____



Sacramento County Regional Sanitation District
9660 Ecology Lane
Sacramento, California
95827-3881

APRIL 10, 2001
RECEIVING FAX:
SENDING FAX: 916-876-6160

TO: ELIZABETH COOK
CITY OF SACRAMENTO ECONOMIC DEVELOPMENT

FROM: LYNN WYNN
SACRAMENTO REGIONAL COUNTY SANITATION DISTRICT

RE: SEWER FACILITY IMPACT FEES APN: NONE AVAILABLE YET
1200 FRONT STREET (currently submerged land in
Sacramento River owned by State Lands Commission)

The Sewer Facility Impact Fees due for a Waterfront Restaurant with 8,500 s.f. of restaurant and 4,800 s.f. of patio are as follows:

Impact to Sac. Regional County San. District	\$ 134,215
	<u>\$ 134,215</u>

ESD information:

8,500 s.f. restaurant requires 43.35 ESD's

4,800 s.f. patio area requires 12.48 ESD's

Total ESD's needed for project = 55.83 x \$2,404 = \$134,215

The above fees are effective through April 27, 2001. If you have any questions regarding the above, please feel free to call me at 876-6081.

cc: Barbara Larsen, City of Sacramento Permit Office.

This fee is also subject to adjustment if the data supplied is changed.

www.srcsd.com

e-mail: wynnl@SacCounty.net

APPROVED

MAY 15 2001

OFFICE OF THE
CITY CLERK

RESOLUTION NO. 2001-295

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF _____

**A RESOLUTION AWARDED ECONOMIC DEVELOPMENT
TREATMENT CAPACITY BANK, HOUSING CONNECTION FEE
CREDITS BY SACRAMENTO REGIONAL COUNTY SANITATION
DISTRICT (SRCSD) FOR JOE'S CRAB SHACK/LANDRY'S
SEAFOOD REATAURANT INC./CRAB ADDISON INC.**

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF SACRAMENTO THAT:

WHEREAS, on March 20, 2001, City Council authorized the City Manager to sign a Memorandum Of Understanding (MOU) to initiate City participation in the Sacramento Regional County Sanitation District Economic Development Treatment Capacity Bank (CC2001-177);

WHEREAS, eighty five percent (85%), or 6,775 of the total 7,971ESD's (Equivalent Single-family Dwelling units) made available to the City of Sacramento under the MOU are allocated for economic development projects, the award of which must be approved by City Council resolution;

WHEREAS, the restaurant to be known as Joe's Crab Shack/Landry's Seafood Restaurant Inc./Crab Addison Inc. and located at Old Sacramento Waterfront Site A in Old Sacramento meets City economic development objectives including location in a designated redevelopment area, catalyst project development, and job creation;

NOW THEREFORE, be it resolved by the City Council of the City of Sacramento:

1. City Council hereby awards a maximum of 55.83 ESD credits from the Sacramento Regional County Sanitation District Economic Development Treatment Capacity Bank to the restaurant to be known as Joe's Crab Shack/Landry's Seafood Restaurant Inc./Crab Addison Inc. and located at Old Sacramento Waterfront Site A in Old Sacramento (APN: to be determined).
2. Any and all credits awarded herein to each individual recipient shall expire if said individual recipient has not paid its requisite sewer impact fee to SRCSD within one-year from the date of approval of this resolution.
3. Any and all credits awarded herein to each individual recipient will also expire if said individual recipient has not been issued a building permit for its respective

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____

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above referenced development project within one year after the date
aforementioned sewer impact fees are paid to SRCSD.

4. Award herein of 55.83 sewer credits will leave a total of 6,577.83 sewer credits for
future award by the City to support economic development projects.

MAYOR

ATTEST:

CITY CLERK

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____

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