

RESOLUTION NO. 2001-002

ADOPTED BY THE REDEVELOPMENT AGENCY OF THE CITY OF SACRAMENTO

ON DATE OF JAN 9 2001

MERGED DOWNTOWN SACRAMENTO REDEVELOPMENT PROJECT AREA 11TH AND K STREETS APPROVAL OF OWNER PARTICIPATION AGREEMENT

WHEREAS, the Amended Redevelopment Plan for the Merged Downtown Sacramento Redevelopment Project Area was prepared by the Redevelopment Agency of the City of Sacramento ("Agency") and approved and adopted on June 17, 1986, by Ordinance Nos. 86-063, -064, -065, -066, and -067 of the City Council of the City of Sacramento and subsequently amended;

WHEREAS, two of the goals of the Redevelopment Plan for the Project Area are:

- a) To eliminate blighted and blighting conditions; and
- b) To increase and develop economic activity in the area by attracting new business, assisting existing business and enhancing property values.

WHEREAS, the Agency adopted the Merged Downtown Five Year Strategic Plan and Implementation Plan for the Project Area on February 29, 2000;

WHEREAS, the Downtown Five Year Strategy and Implementation Plan identifies corner properties on K Street, including the subject property containing the Ransohoff's Building (Property), as key development catalyst sites, and as having the greatest potential for retail development;

WHEREAS, the Agency will engage in serious negotiations with the owners of the Property for the purpose of purchasing the Property; and

WHEREAS, the Property is properly zoned and situated for commercial 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 site for the following reasons, among others:

- a) Rehabilitation of the Property would assist in preserving the Ransohoff's Building, which is a structure of historical significance.
- b) The Property is located at the corner of 11th and K streets, an intersection on K Street that the Agency has already invested significant public improvement funds for;
- c) The site offers a scale and location necessary for the development of catalyst commercial;
- d) The site is located in close proximity to the State Capitol, and enjoys significant pedestrian traffic;

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- e) It is towards the center of the 5-block area of K Street (between 7th and 12th) most in need of redevelopment attention;
- f) Unlike most buildings on K Street, the building is large enough (approx. 12,000 square feet) to house a significant retail venue on the ground floor; and
- g) The proposed project would revitalize a catalyst area of the Project Area and improve the economic conditions in the surrounding area.

NOW, THEREFORE, BE IT RESOLVED BY THE REDEVELOPMENT AGENCY OF THE CITY OF SACRAMENTO:

Section 1: The above statements are true and correct.

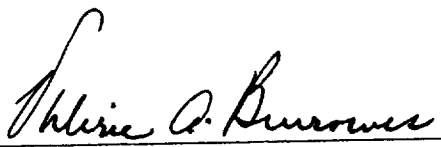
Section 2: The public purpose for use of Agency funds is a commercial redevelopment of an existing building within the Merged Downtown Sacramento Redevelopment Project Area with a flagship restaurant on the ground floor with office space on the upper stories. so that such area can experience a revitalized economic life.

Section 3: For the foregoing reasons, the Redevelopment Agency finds and determines that:

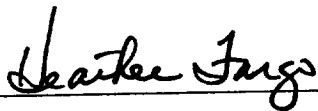
- a) The public interest and necessity requires renewed commercial development and occupancy in the project area;
- b) Such commercial development is planned and located in the manner that will be most compatible with the greatest public good and the least private injury; and
- c) Such development could not occur without redevelopment assistance.

Section 4: The Executive Director of the Agency is authorized to transfer \$650,000 of Merged Downtown Sacramento Development Assistance Project to the Ransohoff Renovation Project for assistance with tenant improvements for the Pyramid Brewing Company restaurant;

Section 5: The City's Downtown Development Group, by action of the Deputy City Manager is authorized to execute the Owner Participation Agreement (OPA) between the Redevelopment Agency and Ransahoff Associates, Ltd. (Developer) on behalf of the Agency, a copy of which is on file with the City Clerk, which OPA provides for the loan of \$325,000 and a grant of equal amount from the Merged Downtown Sacramento Redevelopment Project, on the terms provided in the OPA. The Deputy City Manager is further authorized to execute, on behalf of the Agency, all documents contemplated by the OPA, copies of which are also on file with the City Clerk, and to take all other actions necessary to consummate the loan.



 SECRETARY



 CHAIR

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