



# SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY



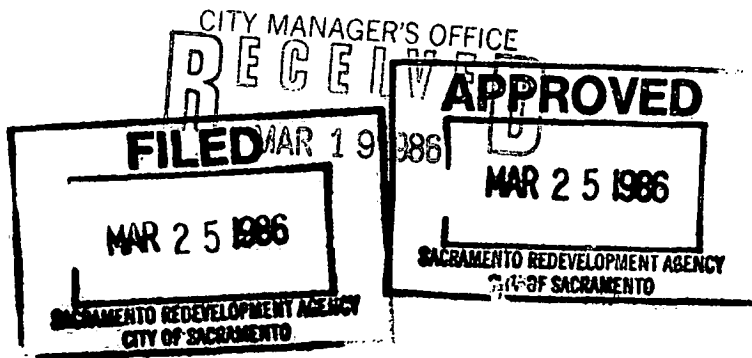
*Agency Rpt* (32)

March 12, 1986

Redevelopment Agency of the  
City of Sacramento  
Sacramento, California

Honorable Members in Session:

**SUBJECT:** Establishing Just Compensation and Authorizing  
Acquisition of Parcels Located at 317 and 417 12th  
Street, Alkali Flat Project Area 6



### SUMMARY

This report regards the acquisition of three parcels in the Alkali Flat Redevelopment Project Area No. 6. The subject parcels represent the City Center Motel located at 317 12th Street and the Thunderbird Motel at 417 12th Street. Staff recommends the adoption of the resolution establishing just compensation and authorizing the Executive Director to proceed with acquisition of the specified parcels.

### BACKGROUND

On July 17, 1984 by Resolution 84-045 the Redevelopment Agency adopted the Alkali Flat Implementation Strategy. The Strategy identified the need to acquire these motels since they are causing a blighting influence on the remainder of the 12th Street commercial area; however, the project remained unfunded until August 1985 due to competing projects. On August 27, 1985, the members of the City Council adopted Resolution 85-655 authorizing the submission of an application for a Section 108 Loan from the Department of Housing and Urban Development (DHUD). In corresponding action on the same date, the Redevelopment Agency adopted Resolution 85-074 which provided matching local funds for this project. The application, subsequently was approved by DHUD and a loan agreement was executed on November 26, 1985.

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On December 6, 1985, following solicitation, the Agency hired Mr. Howard A. Pearson, an MAI appraiser to appraise these parcels. The final appraisal report was received on February 26, 1986. It has been reviewed by County Real Estate staff and is now on file in the Agency's Technical Services Division.

## 317 12th Street (See Site Map I)

Assessor's Parcels 002-082-15 & 16 are located on the Northeast corner of 12th and D Streets. A two-story, 7,780 square foot commercial building is located on this parcel. The building is currently occupied by the City Center Motel.

## 417 12th Street (See Site Map II)

Assessor's Parcel 002-121-26 is located mid-block on the east side of 12th Street between D and E Streets. A two-story 7,388 square foot commercial building is located on this parcel. The building is currently occupied by the Thunderbird Motel.

Staff recommends that the Agency acquire the subject parcels at fair market value and clear the sites for future commercial development.

## FINANCIAL DATA

The funds to accomplish this project were allocated in the adopted Agency budget for 1986.

## ENVIRONMENTAL REVIEW

The Final EIR for the Alkali Flat Project Area found that demolition of blighting structures and construction of supportive commercial structures would have a beneficial impact upon the area. Neither of the buildings to be demolished as a part of the recommended site clearance are listed, historic structures.

At such time as construction plans for new development are ready for consideration, a further environmental analysis may be performed.

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POLICY IMPLICATIONS

The above recommended actions are consistent with adopted Agency policy and no new policies are being recommended.

VOTE AND RECOMMENDATION OF COMMISSION

At its regular meeting of March 17, 1986, the Sacramento Housing and Redevelopment Commission adopted a motion recommending adoption of the attached resolution. The votes were as follows:

AYES: Amundson, Glud, Lopez, Luttrell, Moose, Pettit,  
Sanchez, Walton, Wooley, Angelides

NOES: None

ABSTAIN: None

ABSENT: None

RECOMMENDATION

The staff recommends adoption of the attached resolution which establishes just compensation for the subject parcels, and authorizes the Executive Director to proceed with the purchase of the properties.

Respectfully submitted,

  
WILLIAM H. EDGAR  
Executive Director

TRANSMITTAL TO COUNCIL:

  
WALTER J. SLUPE  
City Manager

Contact Person: TRISH DAVEY, 440-1322

msw:0187K  
3/12/86

RESOLUTION NO. 86-014

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

March 25, 1986

JUST COMPENSATION DETERMINATION  
FOR 317 AND 417 TWELFTH STREET  
ALKALI FLAT PROJECT AREA NO. 6

WHEREAS, the Alkali Flat Implementation Strategy identified acquisition of the City Center and Thunderbird Motels on Twelfth Street as part of a commercial revitalization program; and

WHEREAS, an appraisal report has been prepared which establishes the market value of Assessor's Parcel Numbers 002-082-15 & 16 and 002-121-26 within the Alkali Flat Redevelopment Area; now therefore,

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

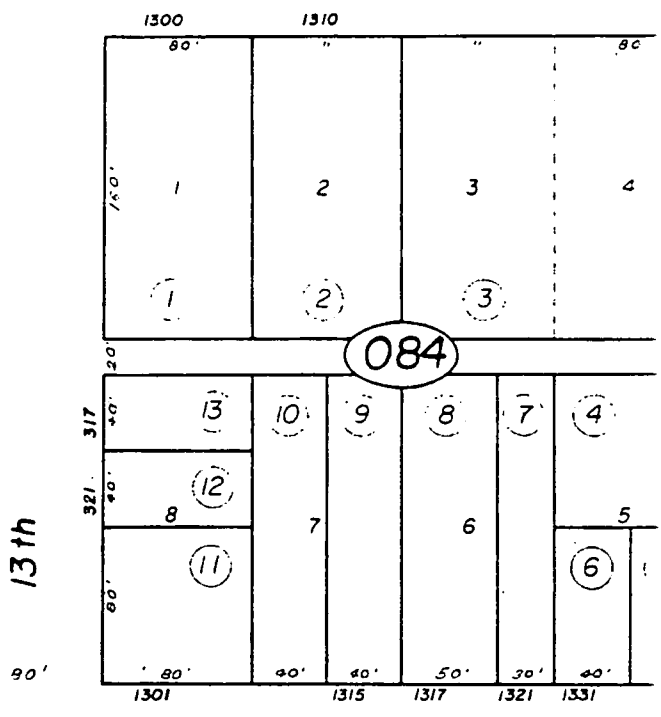
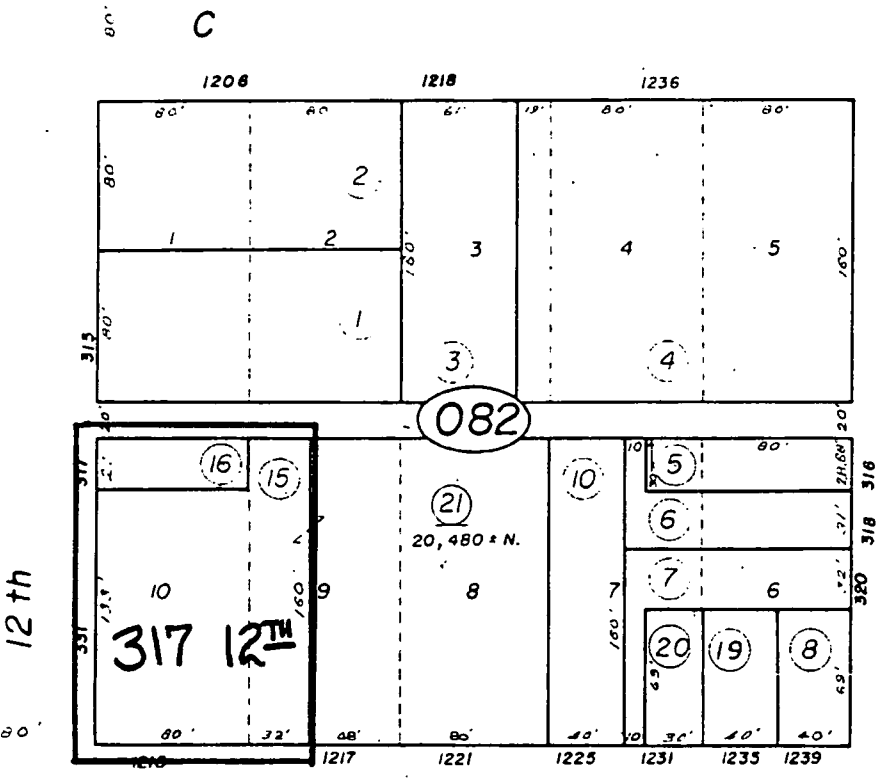
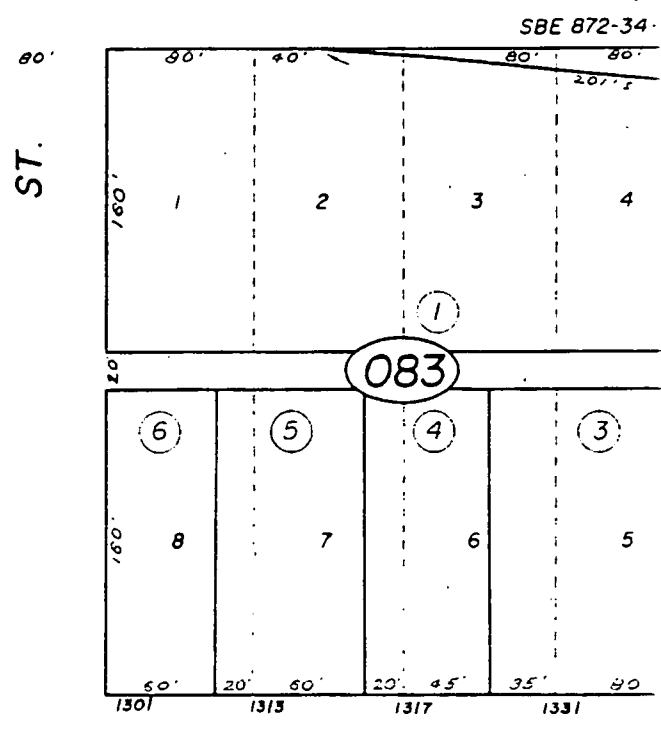
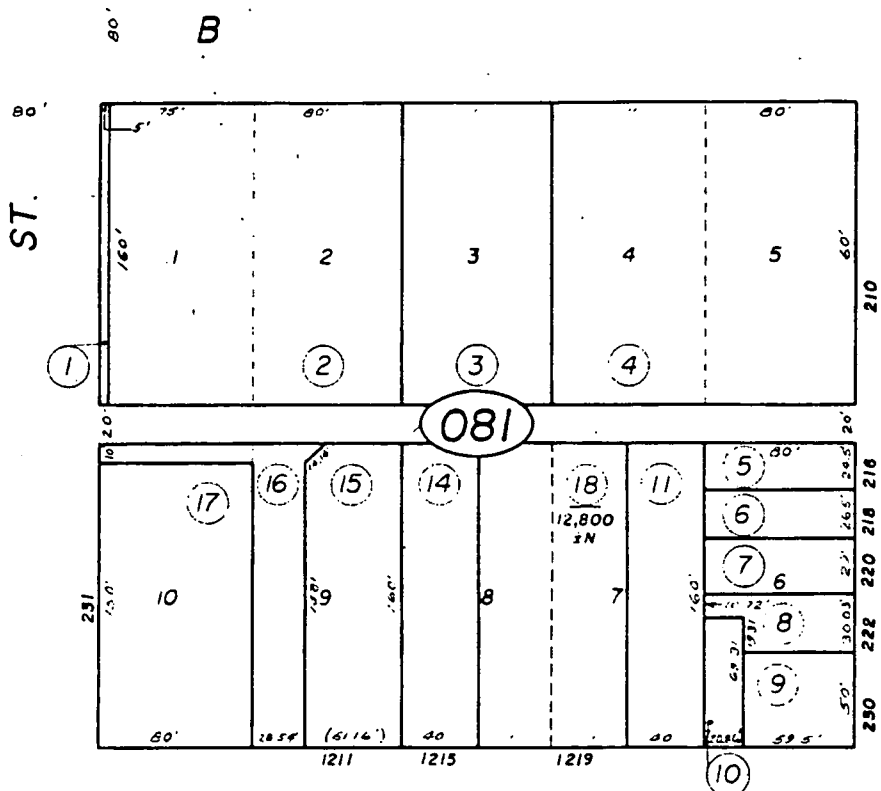
Section 1: The just compensation for each parcel described in the recitals to this resolution is the amount specified in the appraisal report(s), as of February 15, 1986, by Howard A. Pearson, MAI.

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

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CHAIR

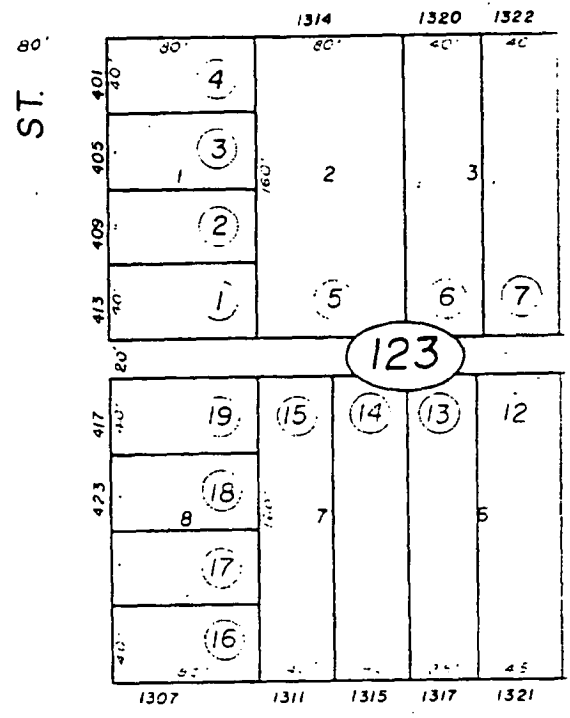
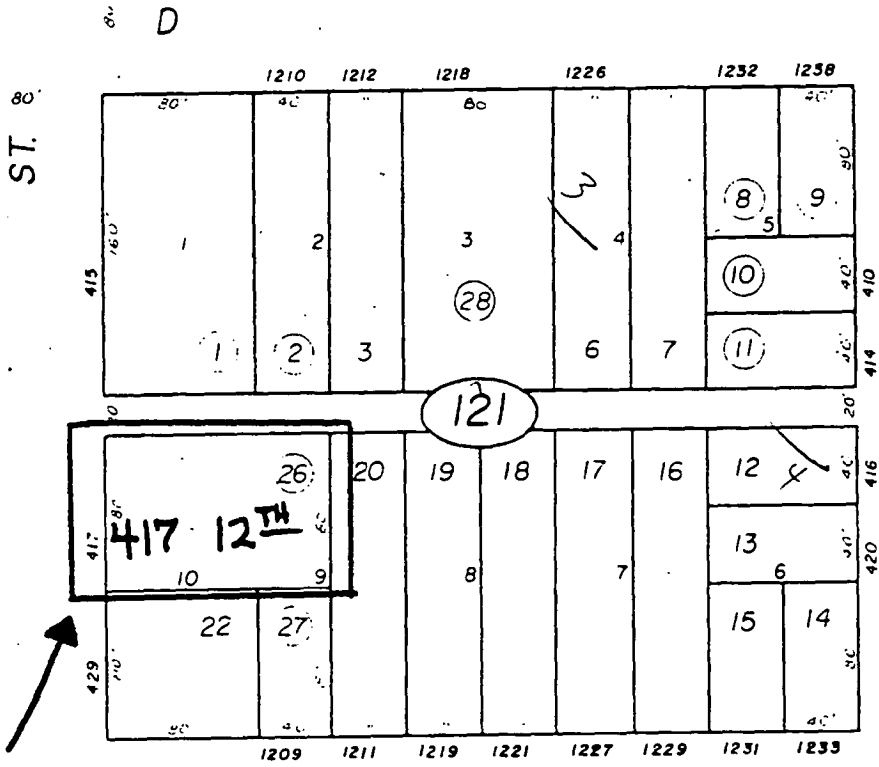
ATTEST:

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SECRETARY

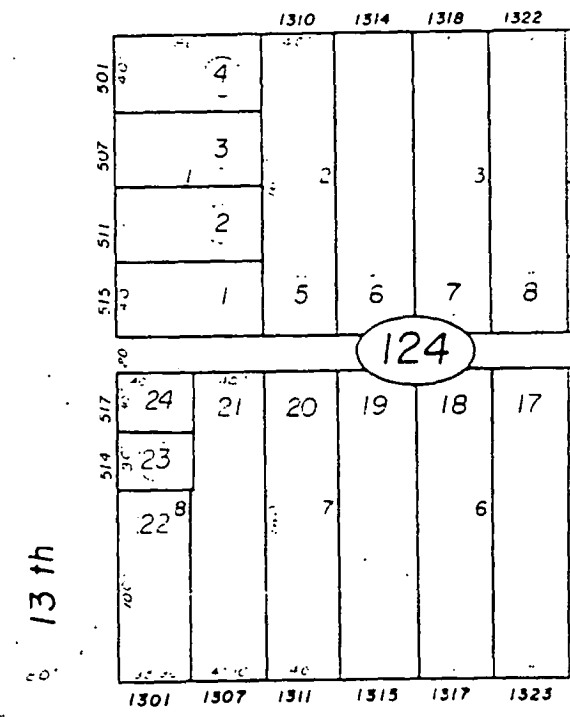
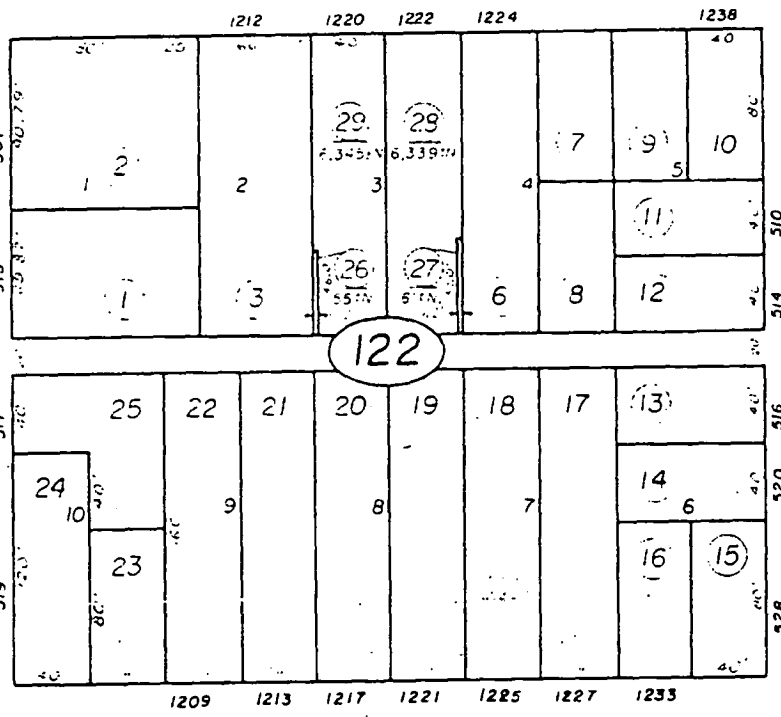


D CITY CENTER MOTEL

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THUNDERBIRD MOTEL



12th

13th

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