

Agency Rpt (31)



**SACRAMENTO  
HOUSING AND REDEVELOPMENT  
AGENCY**



March 12, 1986

**APPROVED**  
MAR 25 1986  
CITY MANAGER'S OFFICE  
**RECEIVED**  
MAR 19 1986  
SACRAMENTO REDEVELOPMENT AGENCY  
CITY OF SACRAMENTO

Redevelopment Agency of the  
City of Sacramento  
Sacramento, California

Honorable Members in Session:

**SUBJECT:** Establishing Just Compensation and Authorizing  
Acquisition of Parcel Located at 415 12th Street,  
Alkali Flat Project Area No. 6

**SUMMARY**

This report regards the acquisition of one parcel located in Alkali Flat Redevelopment Project Area No. 6. The subject parcel represents the Reno Club bar and dancehall located at 415 12th Street. Staff recommends the adoption of the resolution establishing just compensation and authorizing the Executive Director to proceed with acquisition of this parcel.

**BACKGROUND**

On July 17, 1984 by Resolution 84-045 the Redevelopment Agency adopted the Alkali Flat Implementation Strategy. A significant segment of the Strategy dealt with the commercial revitalization of Twelfth street and identified solutions for solving problems caused by blight and disinvestment in the area. Subsequently sufficient funding was obtained to acquire and demolish two blighted motels on 12th Street. The Reno Club bar is strategically located between the two motels. Staff has determined that acquisition and demolition of the Reno Club will significantly enhance the development of the commercial strip by providing unbroken street frontage of 480 feet.

On January 29, 1986, the Agency hired Mr. Jeffery R. Crone, MAI to update an existing appraisal on this site. The final 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.

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## 415 12th Street (See Site Map)

Assessor's Parcel No. 002-121-01 is located on the southeast corner of 12th and D Streets. A one-story, 4250 square foot commercial structure is located on the southern one-third of the parcel. The remainder of the property contains an asphalt parking lot. The structure is occupied by a dancehall and bar known as the Reno Club.

Staff recommends the purchase of the subject parcel at fair market value.

## FINANCIAL DATA

Sufficient funds are available in the Alkali Flat Tax Increment Bond fund to accomplish this project.

## ENVIRONMENTAL REVIEW

This activity is being carried out using only local (tax increment) funds, therefore, it is exempt from federal (NEPA) environmental review; nevertheless, staff has forwarded information to the state for its CEQA review and determination.

## POLICY IMPLICATIONS

The above recommended actions are consistent with adopted Agency policy.

## VOTE AND RECOMMENDATION OF THE 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

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RECOMMENDATION

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

Respectfully submitted,

  
WILLIAM H. EDGAR  
Executive Director

TRANSMITTAL TO COUNCIL:

  
WALTER J. SIPE  
City Manager

Contact Person: TRISH DAVEY, 440-1322

msw:0202K  
3/12/86

# RESOLUTION NO. 86-013

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

March 25, 1986

## JUST COMPENSATION DETERMINATION FOR 415 TWELFTH STREET ALKALI FLAT PROJECT AREA NO. 6

WHEREAS, the Alkali Flat Implementation Strategy identified acquisition of blighted properties 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 Number 002-121-01 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 in the amount specified in the appraisal report, as of February 19, 1986, by Jeffery R. Crone, MAI.

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

CHAIR

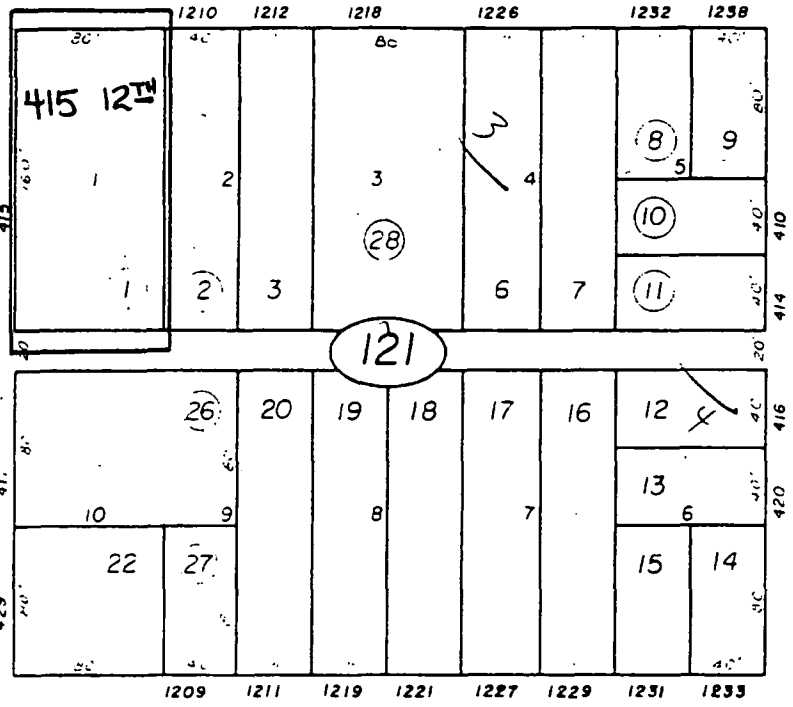
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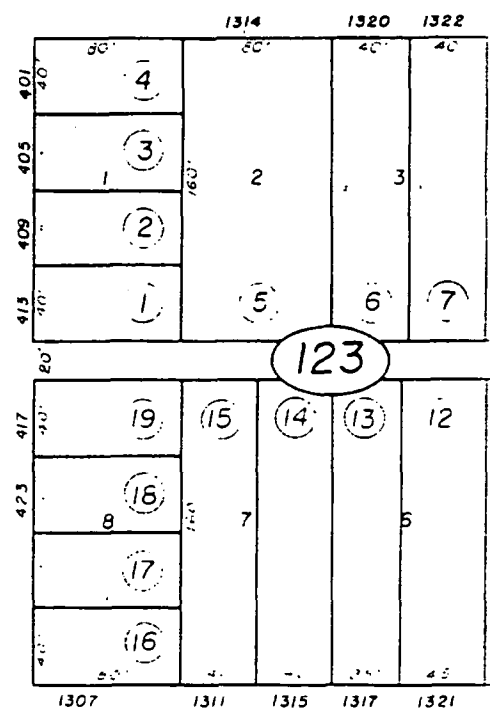


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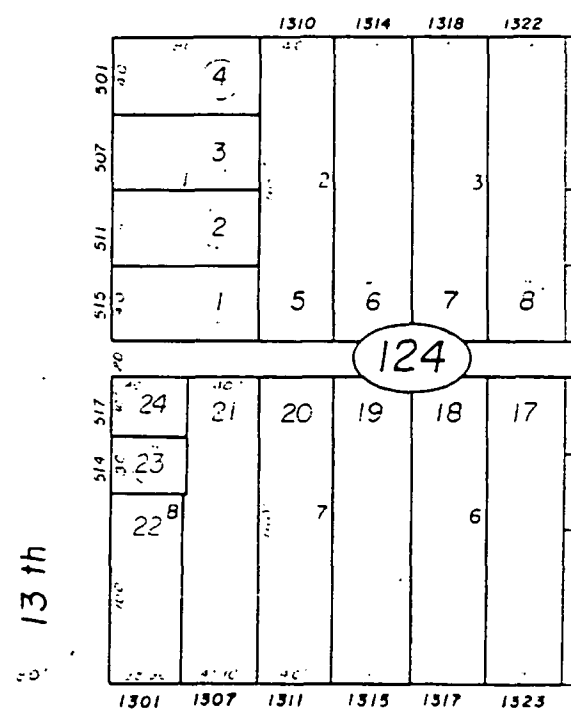
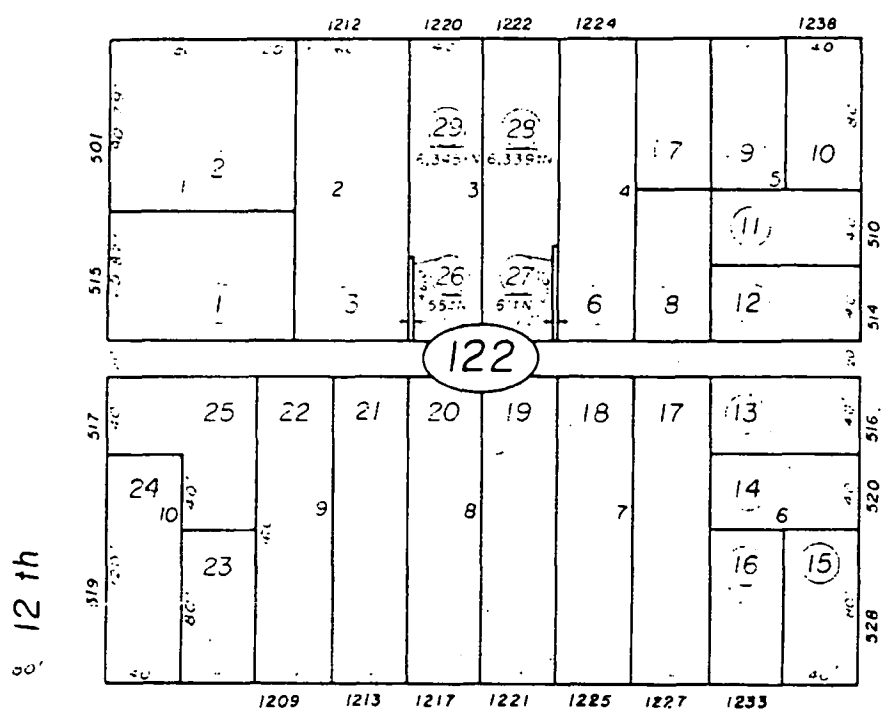
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