



**SACRAMENTO
HOUSING AND REDEVELOPMENT
AGENCY**



4

June 25, 1991

Transportation/Community Development
and Budget & Finance Committees
of the City Council
Sacramento, CA

Honorable Members in Session:

SUBJECT: Sale of Agency Owned Parcel on Grand 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 resolutions approving the sale.

Respectfully submitted,


JOHN E. MOLLOY
Executive Director

TRANSMITTAL TO COMMITTEE:



FOR JACK R. CRIST
Deputy City Manager

Attachment



SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY



July 2, 1991

Redevelopment Agency of the
City of Sacramento
Sacramento, California

Honorable Members In Session:

Subject: Sale of Agency Owned Parcel on Grand Avenue

SUMMARY

This report authorizes the Executive Director to sell a small Agency-owned property near the intersection of Grand Avenue and Branch Street to a private owner, Eugene Baber. The site is depicted on the attached map. The staff recommends adoption of the attached resolution.

BACKGROUND

The parcel requested for purchase by Mr. Baber is a portion of land recently approved for sale by the Redevelopment Agency of the City of Sacramento (Agency) to Volunteers of America (VOA). In a staff report dated January 29, 1991, the Redevelopment Agency approved sale of the 23,000 square foot parcel to VOA, a non-profit organization wishing to expand the parking and recreational facilities for its prenatal health care program. The agreed purchase price was \$7,000.

At the time of that staff report, Mr. Baber, who resides on property adjacent to VOA, asked to purchase the western half of that parcel for a garden that he has maintained there for many years. VOA had no objection to his request since they do not need the section he is requesting and have agreed to have the parcel split so a portion can be sold to him. With this agreement, Agency staff submitted the parcel split application to the City Planning Department and anticipate approval within four to six weeks.

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VOA is still willing to pay the originally agreed upon purchase price of \$7,000. The value of Mr. Baber's 13,355 square foot parcel is \$4,407 and he has agreed to that price. The terms of the sale will require Mr. Baber to pay cash for the full amount of the purchase price. The additional expenses resulting from the lot split survey and legal description will be covered by the additional revenue.

FINANCIAL DATA

No new funding allocations are required by this activity.

Proceeds from the additional sale of \$4,407 will be incorporated in the 1991 Revenue and Allocation budget to be used in Del Paso Heights for future projects.

ENVIRONMENTAL REVIEW

The proposed action is exempt from environmental review per CEQA Guidelines, Section 15378 (b)(3); NEPA does not apply.

MBE\WBE

Agency MBE\WBE policy does not apply to the activity described.

VOTE AND RECOMMENDATION OF THE DEL PASO HEIGHTS REDEVELOPMENT ADVISORY COMMITTEE (RAC)

At its regular meeting of June 13, 1991, Del Paso Heights Redevelopment Advisory Committee (RAC) recommended that:

1. The Executive Director be authorized to sell to Eugene Baber the real property described in Attachment A for the sum of \$4,407 and to execute all documents and perform such other actions as may be necessary to complete the sale;
2. The Executive Director be authorized to sell to Volunteers of America of the real property described in Attachment B hereto, for the sum of \$7,000, on the terms described in the staff report for Resolution No. RA91-005, and the Executive Director be authorized and directed to execute all documents and perform such other actions as may be necessary to complete the sale;

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3. The Executive Director be authorized to pay to the City of Sacramento, from the proceeds of the sales to Mr. Baber and VOA the sum of \$800 (this amount representing the City's original purchase price for the property);
4. The Executive Director be authorized to direct the remaining proceeds of the sales (\$10,607) to Del Paso Heights Redevelopment Area budget; and
5. The Executive Director be authorized to amend the 1991 Agency budget to reflect the revenues and expenditures resulting from the sale of the Property.

The votes were recorded as follows:

AYES: Ayo, Dinkel, Driever, Moore, Rockwell, Sullivan

NOES: None

ABSENT: Avad, Spyres, Turner

POLICY IMPLICATIONS

The proposed action is consistent with the Agency's policy to upgrade land use in the Del Paso Heights Redevelopment area.

VOTE AND RECOMMENDATION OF COMMISSION

At its meeting of June 19, 1991, the Sacramento Housing and Redevelopment Commission adopted a motion recommending adoption of the attached resolution. The votes were as follows:

AYES: Amundson, Diepenbrock, Simon, Simpson, Williams, Wooley,
Yew

NOES: None

NOT PRESENT TO VOTE: Cespedes, Pernell

ABSENT: Moose, Strong

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RECOMMENDATION

The staff recommends adoption of the attached resolution which authorizes the Executive Director to:

1. Sell to Eugene Baber the real property described in Attachment A for the sum of \$4,407 and to execute all documents and perform such other actions as may be necessary to complete the sale;
2. Sell to Volunteers of America the real property described in Attachment B hereto, for the sum of \$7,000, on the terms described in the staff report for Resolution No. RA91-005, to execute all documents and perform such other actions as may be necessary to complete the sale;
3. Pay to the City of Sacramento, from the proceeds of the sales to Mr. Baber and VOA, the sum of \$800 (this amount representing the City's original purchase price for the property);
4. To direct the remaining proceeds of the sales (\$10,607) to the Del Paso Heights Redevelopment Area budget; and
5. To amend the 1991 Agency budget to reflect the revenues and expenditures resulting from the sale of the Property.

Respectfully submitted,


JOHN E. MOLLOY
Executive Director

TRANSMITTAL TO COUNCIL:

WALTER J. SLIPE
City Manager
Contact Person: Leslie Fritzsche
440-1315

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RESOLUTION NO.

ADOPTED BY THE REDEVELOPMENT AGENCY OF THE CITY OF SACRAMENTO

ON DATE OF _____

SALE OF PORTIONS OF ASSESSOR'S PARCEL NO. 251-0061-016-0000 TO VOLUNTEERS OF AMERICA AND TO EUGENE BABER

WHEREAS, by Resolution No. RA91-005 the Redevelopment Agency of the City of Sacramento authorized sale of the real property known as Assessor's Parcel Number 251-0061-016-0000 (the "Property") to Volunteers of America ("VOA"), which sale has not yet occurred; and

WHEREAS, Eugene Baber, owner of an adjacent parcel of real property, has offered to buy a portion of the Property; and

WHEREAS, VOA has agreed to consent to split the parcel so that a portion is available for sale to Mr. Baber.

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

Section 1: The sale to Eugene Baber of the portion of the real property described in Attachment A hereto, for the sum of \$4,407, on the terms described in the staff report for this Resolution, is hereby approved, and the Executive Director is hereby authorized and directed to execute all documents and perform such other actions as may be necessary to complete the sale.

Section 2: The sale to Volunteers of America of the portion of the real property described in Attachment B hereto, for the sum of \$7,000, on the terms described in the staff report for Resolution No. RA91-005, is hereby approved, and the Executive Director is hereby authorized and directed to execute all documents and perform such other actions as may be necessary to complete the sale.

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____

Section 3: The Executive Director is authorized to pay to the City of Sacramento, from the proceeds of the sales, the sum of \$800.

Section 4: The Executive Director is authorized to direct the remaining proceeds of the sales (\$10,607) to the Del Paso Heights Redevelopment Area budget.

Section 5: The Executive Director is authorized to amend the 1991 Agency budget to reflect the revenues and expenditures resulting from the sale of the Property.

CHAIR

ATTEST:

SECRETARY

P:\SHARE\RESO\EBABER

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____

ATTACHMENT A

DESCRIPTION OF PROPERTY
PROPOSED TO BE SOLD TO MR. BABER

ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE CITY OF SACRAMENTO,
COUNTY OF SACRAMENTO, STATE OF CALIFORNIA DESCRIBED AS FOLLOWS:

LOT 3, LOT 4 AND A PORTION OF ABANDONED DEL PASO BOULEVARD ALSO
KNOWN AS ALVARADO BOULEVARD IN BLOCK 15, AS SHOWN AND SO DESIGNATED
ON THAT CERTAIN PLAT ENTITLED "DEL PASO HEIGHTS" FILED IN BOOK 12
OF MAPS, AT PAGE 1, OFFICIAL RECORDS OF SAID COUNTY DESCRIBED AS
FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT; THENCE ALONG THE
NORTH LINE OF SAID LOT 3 NORTH $89^{\circ}02'53''$ EAST 120.17 FEET TO THE
NORTHEAST CORNER OF SAID LOT 3; THENCE ALONG THE EAST LINE OF SAID
LOTS 3 AND 4 SOUTH $01^{\circ}46'45''$ EAST 296.28 FEET TO THE SOUTH CORNER
OF SAID LOT 4; THENCE ALONG THE SOUTHWESTERLY LINE OF SAID LOT 4
NORTH $25^{\circ}18'15''$ WEST 32.59 FEET;

THENCE SOUTH $86^{\circ}33'18''$ WEST-107.21 FEET TO A POINT ON THE WEST LINE
OF SAID BLOCK 15;

THENCE ALONG SAID WEST LINE NORTH $01^{\circ}46'30''$ WEST 271.25 FEET TO THE
POINT OF BEGINNING. CONTAINING 0.746 ACRES, MORE OF LESS.

F:\JR\DPHRAC\BABER.DES

ATTACHMENT B

DESCRIPTION OF PROPOSED
VOLUNTEERS OF AMERICA PROPERTY

The following is the legal description of the portion of APN: 251-0061-015 which is being conveyed to Volunteers of America.

All that certain real property situated in the City of Sacramento, County of Sacramento, State of California, described as follows:

A portion of abandoned Del Paso Boulevard also known as Alvarado Boulevard in Block 15 as shown and so designated on that certain Plat entitled "Del Paso Heights" filed in Book 12 of Maps, at Page 1, Official Records of said County, described as follows:

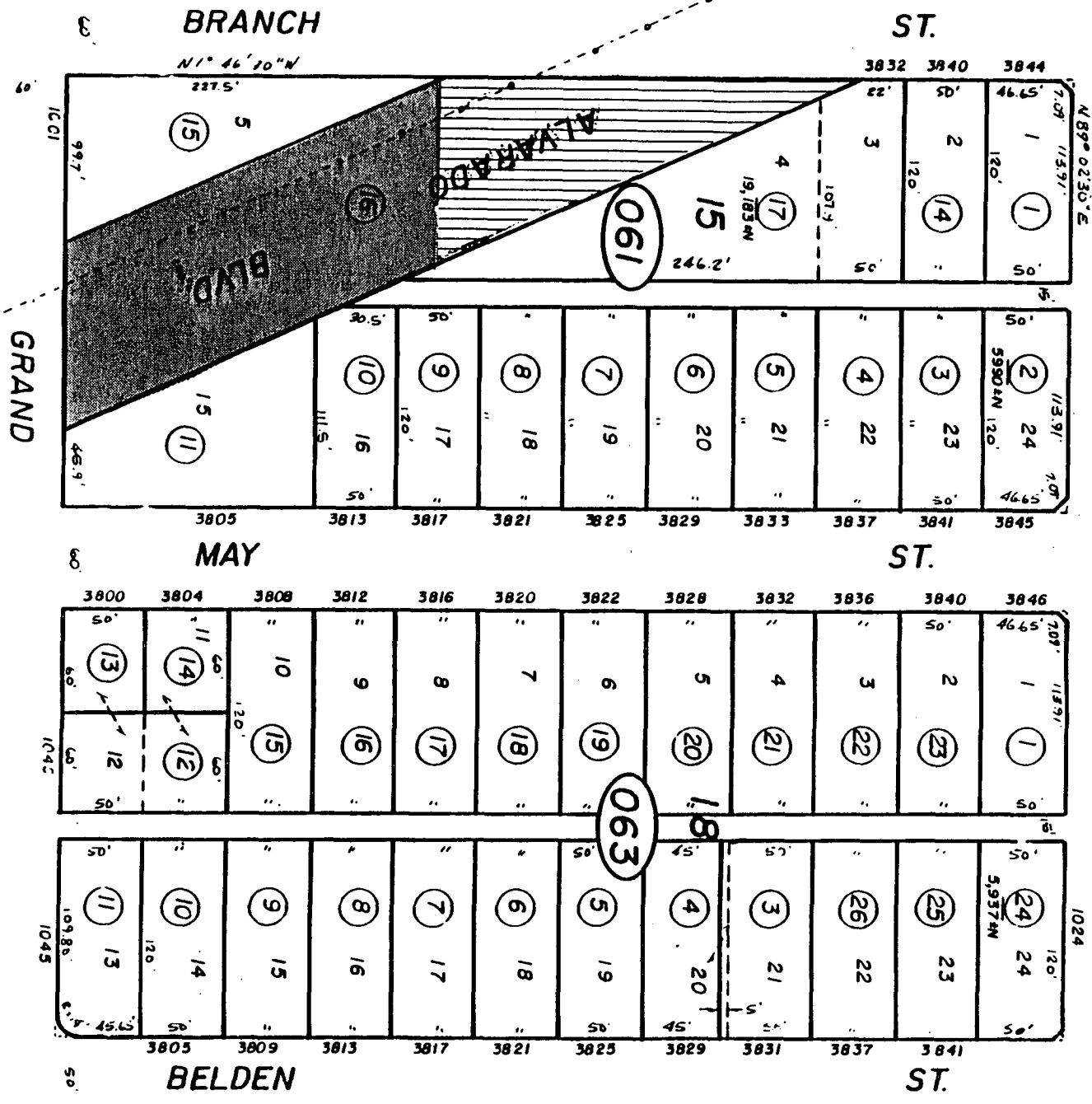
Beginning at the intersection of the south line of Block 15 with the northeasterly line of said Boulevard thence along the south line of said Block 15 south $89^{\circ}02'06''$ west 109.75 feet to a point on the southwesterly line of said Boulevard.

Thence along said southwesterly line north $25^{\circ}18'15''$ West 249.66 feet to a point on the west line of said Block 15,

Thence along said west line north $01^{\circ}46'30''$ west 1.24 feet,

Thence north $86^{\circ}33'18''$ east 107.21 feet to a point on the northeasterly line of said Boulevard

Thence along said northeasterly line south $25^{\circ}18'15''$ east 256.12 feet to the point of beginning, containing 0.582 acres, more or less.



PROPOSED SALE - WGA
 PROPOSED SALE - BARBER