



November 5, 2003

3.1



Redevelopment Agency of  
the City of Sacramento  
Sacramento, California

Honorable Members in Session

**SUBJECT: APPROVAL OF DISPOSITION AND DEVELOPMENT AGREEMENT WITH  
CENTRAL INTERNATIONAL FELLOWSHIP FOR THE PURCHASE OF  
4100 STOCKTON BOULEVARD**

**LOCATION AND COUNCIL DISTRICT** - Stockton Boulevard Redevelopment Area ,  
District 5

**RECOMMENDATION**

Staff recommends adoption of the attached resolution on page 7, which authorizes the Executive Director or her designee to execute a Disposition and Development Agreement with Central International Fellowship for the sale of an Agency-owned property at 4100 Stockton Boulevard.

**CONTACT PERSONS**

Jim Hare, Program Manager, 440-1313  
Christopher Golden, Redevelopment Planner, City Community Development, 440-1399 x1292

**FOR COUNCIL MEETING OF** - November 18, 2003

**SUMMARY**

This report recommends disposition of an Agency-owned vacant lot located at 16<sup>th</sup> Avenue and Stockton Boulevard to Central International Fellowship for the development of a multi-purpose building with five retail spaces.

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### PAC/RAC/TAC ACTION

At its meeting of October 9, 2003, the Stockton Boulevard Redevelopment Advisory Committee (RAC) adopted a motion approving this project. The votes were as follows:

AYES: Bradley, Calhoun, Greene, Lee, Martin, Mitchell

NOES None

ABSENT: Brown, Luu, Drake

ABSTAIN: Byrd

### COMMISSION ACTION

At its meeting on November 5, 2003, the Sacramento Housing and Redevelopment Commission adopted a motion recommending approval of the attached resolution. The votes were as follows:

AYES: Burruss, Coriano, Farley, Gore, Harland, Piatkowski, Simon, Stivers,  
Burns

NOES: None

NOT PRESENT TO VOTE: McCarty

ABSENT: Hoag

### BACKGROUND

The subject commercially zoned property is 30,826 square feet in size and located at the southwest corner of 16<sup>th</sup> Avenue and Stockton Boulevard in the County of Sacramento. Please refer to Attachment I for specific location. The property is within the Stockton Boulevard Redevelopment Area where the City retains joint authority with the County for approval of redevelopment projects.

The Redevelopment Agency of the County (Agency) acquired the site in the early 1990's at a trustee's sale held by the senior lender. The Agency demolished the building, which had been destroyed by a fire, clearing the land for future development. In 1993, the Agency sold the property to a neighboring business owner but repurchased the property in 1998 when the business owner was unable to develop the property as planned. The Agency has marketed the site since that time, but has received little interest for commercial development of the property.

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In January 2002, Central International Fellowship (CIF), a church located immediately adjacent to the subject site, expressed an interest in purchasing the property at fair market value for expansion of their facilities. Agency staff subsequently contracted with an independent appraiser who determined the fair market value to be \$170,000.

### Expansion Plan

The CIF congregation began in 1945, purchasing their first property on 17th Avenue. In the 1960's the church purchased additional property to build their current worship center located at 4760 16<sup>th</sup> Avenue. CIF has been committed to serving the needs of the people in the local area and has continued to grow over the years, including many diverse ethnic groups. The proposed site purchase will allow the church to expand their facilities without leaving the area, thereby meeting the needs of the membership and the neighborhood.

The expansion plan includes CIF's property and the vacant parcel to be purchased from the Agency. The Agency's parcel would become the site for a new multi-purpose building that will house a variety of services such as day care, youth sports, tutoring classes for elementary through college students, family counseling, and senior services. The multi-purpose building would be one of several other improvements CIF is planning for its adjacent property. It is anticipated the proposed property improvements would be completed by the end of 2006.

The new multi-purpose building with its annex facing Stockton Boulevard includes:

- Storefront offices/businesses on Stockton Boulevard.
- Classrooms, conference-meeting rooms, kitchen facilities, exercise track for seniors, offices, music room, and outside patios.

### Disposition and Development Agreement

The Disposition and Development Agreement (DDA) for this project details the terms of the sale and development requirements including the following:

- Initial 10 percent (of \$170,000) purchase price deposit due upon DDA execution.
- Initial purchase price deposit is nonrefundable after the first 12 months if purchase is not completed.
- Second 10 percent deposit is due after 18 months if purchase is not completed.

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- Second purchase price deposit is nonrefundable after 24 months if purchase remains uncompleted.
- Purchase balance is due at 36 months. If an extension is needed, it will be subject to Agency approval.
- The Agency will retain the right to consider other offers, if any, if the Developer does not meet the requirements to close the sale within 36 months of DDA execution. CIF will become a paying member of the Stockton Boulevard Property-based Business Improvement District.
- CIF will provide design plans and development schedule to the Agency for review and approval.
- CIF will obtain building permits or be ready to pull building permits upon title transfer.
- CIF will provide opportunities for the multi-purpose building to be used for meetings directly related to the redevelopment or revitalization of Stockton Boulevard.
- CIF will assure that the project will comply in all respects with the Broadway/Stockton Boulevard Special Planning District requirements, including requirements for retail uses.

### **FINANCIAL CONSIDERATIONS**

Since the subject property is located in the County, the sale proceeds in the amount of \$170,000 will be returned to the County Commercial Community Development Block Grant (CDBG) revolving loan fund.

### **POLICY CONSIDERATIONS**

The CIF project is consistent with the Stockton Boulevard Redevelopment Area Implementation Plan to promote continuing private sector investment within the Project Area.

This report is also consistent with the City's Strategic Plan goal to enhance and preserve the neighborhoods. The proposed action supports the Guiding Principle of that goal which state that new development (and supportive infrastructure) should be directed to existing developed areas to allow for efficient use of existing facilities, features and neighborhoods.

### **ENVIRONMENTAL REVIEW**

The proposed actions for disposition of land are in furtherance of the Stockton Boulevard Redevelopment Project. Per California Environmental Quality Act ("CEQA") Guidelines §15180 (Plan implementation), and §15162 (no new information or impacts that were not previously addressed in the Plan EIR), no further environmental review is required. The proposed development of this site will be subject to environmental review by the County as part of the

630 I Street, Sacramento, CA 95814

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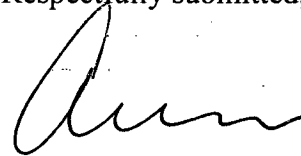
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land use and building entitlement process. The National Environmental Policy Act does not apply.

**M/WBE CONSIDERATIONS**

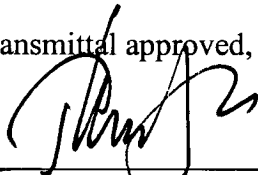
The items discussed in this report have no M/WBE impact; therefore, M/WBE considerations do not apply.

Respectfully submitted,



ANNE M. MOORE  
Executive Director

Transmittal approved,

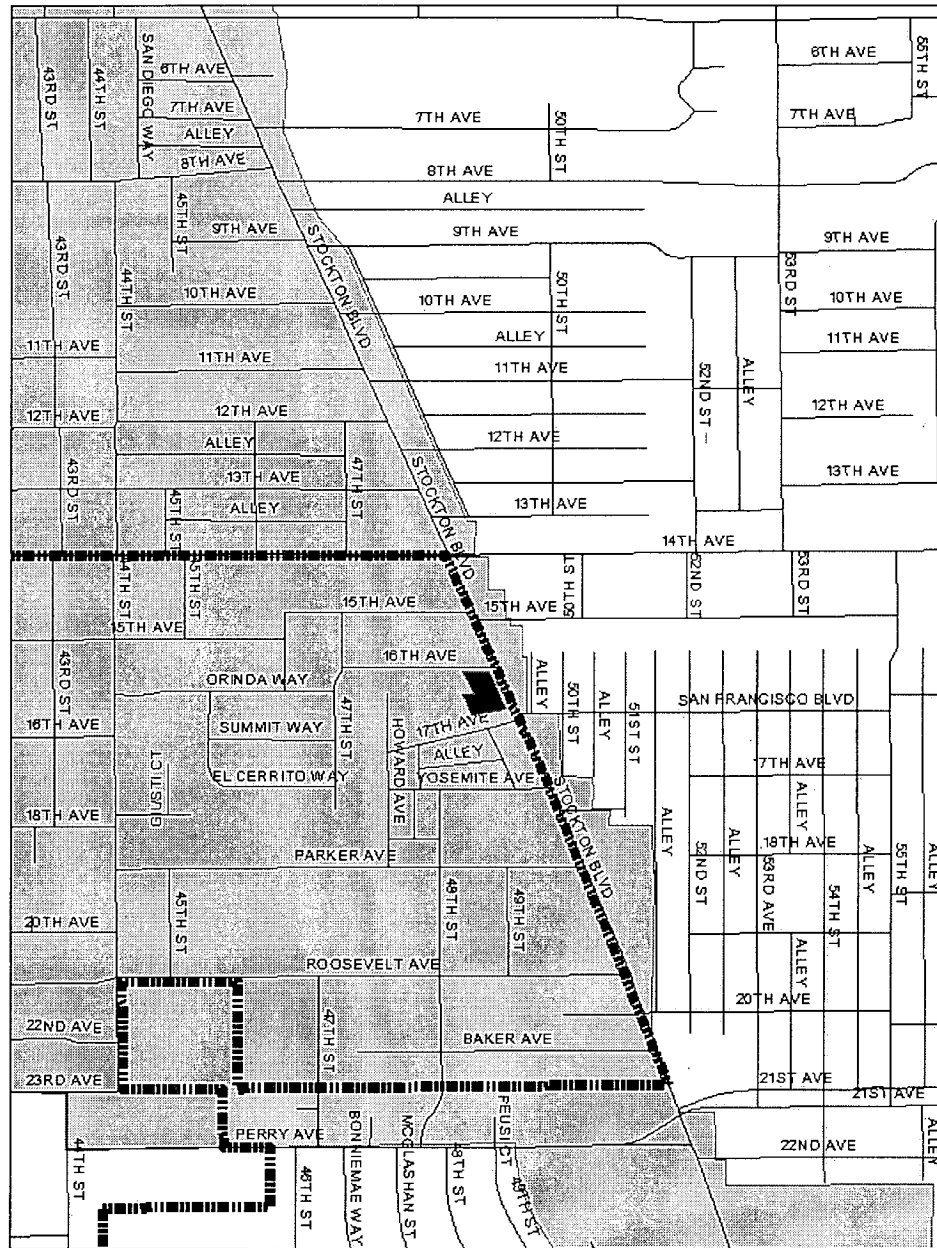


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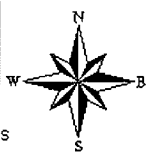
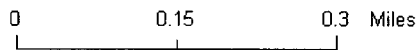
ROBERT P. THOMAS  
City Manager

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**4100 Stockton Blvd**



**Legend**

-  Subject Site
-  City/County Boundary
-  Stockton Redevelopment Area





**RESOLUTION NO. 2003-066**

**ADOPTED BY THE REDEVELOPMENT AGENCY OF THE CITY OF SACRAMENTO**

ON DATE OF

**STOCKTON BOULEVARD REDEVELOPMENT AREA: CEQA EXEMPTION;  
APPROVAL OF DISPOSITION AND DEVELOPMENT AGREEMENT WITH  
CENTRAL INTERNATIONAL FELLOWSHIP, A CALIFORNIA NONPROFIT  
CORPORATION, FOR SALE OF 4100 STOCKTON BOULEVARD**

WHEREAS, the Redevelopment Agency of the City of Sacramento ("Agency") has adopted the Stockton Boulevard Redevelopment Plan and an Implementation Plan for Stockton Boulevard Project Area ("Project Area");

WHEREAS, the Agency owns the parcel in the Project Area acquired with community development block grant funds, which property is generally described as 4100 Stockton Boulevard (APN: 020-0171-038), (collectively "Property");

WHEREAS, the Agency and Central International Fellowship ("Developer") desire to enter into Disposition and Development Agreement ("Agreement") to convey the Property to Developer for the construction of a multi use building with annex including five retail spaces ("Project");

WHEREAS, in accordance with the California Environmental Quality Act and its implementing regulations, the proposed action to approve the Agreement has been determined to be exempt under CEQA Guidelines Sections 15180 and 15162 based on the Project's consistency with the Stockton Boulevard Redevelopment Plan and the certification of the EIR for that Plan;

WHEREAS, a report under Health and Safety Code Section 33433 is not required because property is being purchased at fair market value; and

WHEREAS, PROPER notice of the proposed sale has been given and a public hearing has been held in accordance with Health and Safety Code Sections 33431 and 33433.

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

Section 1. The Executive Director is directed to file a Notice of Determination that this action is exempt from further environmental review under CEQA Guidelines Sections 15180 and 15162.

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**FOR CITY CLERK USE ONLY**

RESOLUTION NO.: \_\_\_\_\_

DATE ADOPTED: \_\_\_\_\_

Section 2. The Project is consistent with the goals and objectives of the Stockton Boulevard Redevelopment Plan and the Stockton Boulevard Implementation Plan to promote new construction on vacant lots, stabilize and increase property values.

Section 3. The consideration for the Agency's conveyance of the Property to the "Developer" is \$170,000.

Section 4. A copy of the proposed Agreement is on file with the Agency Clerk.

Section 5. The Disposition and Development Agreement is approved and the Executive Director is authorized to execute the Agreement, and execute the grant deeds, escrow instructions and related documents, and to perform other actions necessary to implement the terms of the Agreement.

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CHAIR

ATTEST:

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SECRETARY

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FOR CITY CLERK USE ONLY

RESOLUTION NO.: \_\_\_\_\_

DATE ADOPTED: \_\_\_\_\_