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RESOLUTION NO. 83-080

ADOPTED BY THE REDEVELOPMENT AGENCY OF THE CITY OF SACRAMENTO

ON DATE OF

November 22, 1983

DEVELOPMENT OF THE DOCKS AREA

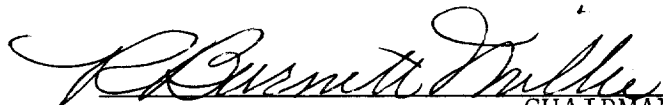
BE IT RESOLVED BY THE REDEVELOPMENT AGENCY OF THE CITY OF SACRAMENTO:

Section 1. The inclusion of the O Street Pier in the overall Docks Request for Proposals is approved.

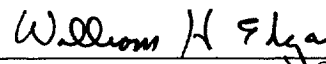
Section 2. The preliminary draft Request for Proposals for the Docks Plan, attached to the staff report, is conceptually approved.

Section 3. The Executive Director is hereby authorized to negotiate and execute a Contract amendment with John Stanger and Associates for the Docks market study in accordance with the Scope of Services attached to this Resolution as Exhibit A, in an amount not to exceed Thirty-Five Thousand Dollars (\$35,000.00).

Section 4. The Executive Director is directed to discuss the possibility of joint study and development of both sides of the River with Yolo County.


CHAIRMAN

ATTEST:


SECRETARY

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EXHIBIT A

SCOPE OF SERVICES
DOCKS PLAN AREA MARKET ANALYSIS

1. Conceptual Site Planning for Docks Area

The consultant will provide conceptual site planning alternatives for the Docks Area Specific Plan as well as the configuration, regulatory and physical limitations, amenities and needed support facilities, including circulation and parking alternatives. These alternatives will provide input into the market analysis through research of physical constraints and opportunities of the site. Site plan alternatives will be integrated with consultant's other work in the downtown area and will include principles and guidelines to match designed tenant mix study to the extent possible based on the market analysis.

2. Market Analysis

Coordinated with site plan analysis, this study will develop market data for a water-oriented commercial development (boat slips, repair facilities, boat sales, ancillary facilities, restaurant, hotel, office space and other commercial uses) and for residential development and for tenant mix. This recommended tenant mix should consider available market and future market and maximize the potential of the area and its compatibility with and support of neighboring projects.

3. Developer Participation Options and Economic/Financial Pro Formas

This element will include:

- a. Pro forma economic model of costs and revenues associated with boating facility construction including support facilities and necessary public improvements including the projected ability of the proposed project to meet expenses and possible debt service requirements;
- b. Review of typical private/public financing arrangements in the use of similar developments in California and recommendation for financing arrangement for use in the Docks Area for the proposed conceptual site plan alternative;
- c. Financial pro formas to show outcomes in the Docks Area under alternative developer participation approaches and lease conditions to be included in the developer RFP and lease;

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- d. Recommendations on development funding and leasing requirements;
- e. Identification of critical public improvements and other actions needed for project feasibility.
- f. Development of draft guidelines and criteria for the selection of developers who respond to the RFP.

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