

# RESOLUTION NO. 82-097

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

December 14, 1982

RESOLUTION APPROVING SITE PLAN, MEMORANDUM OF  
AGREEMENT, SUBMISSION OF JOINT APPLICATION,  
AND CONTRACT AMENDMENT FOR THE PROPOSED  
SACRAMENTO INTER-MODAL TRANSPORTATION CENTER

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

Section 1. The site plan for the proposed Inter-  
Modal Transportation Center, attached as Exhibit A, is hereby  
conceptually approved.

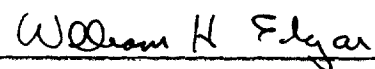
Section 2. The Executive Director is hereby authorized  
to execute the Memorandum of Agreement, attached as Exhibit B.

Section 3. The Executive Director is hereby authorized  
to submit a joint application for funding from the State of  
California, as specifically outlined in the subject staff report  
approved on November 16, 1982.

Section 4. The Executive Director is authorized to  
execute a Contract amendment for Five Thousand Dollars (\$5,000.00)  
with the State of California to jointly fund an appraisal update  
for two parcels of land, as specifically outlined in the subject  
staff report approved on November 16, 1982.

  
CHAIRMAN

ATTEST:

  
SECRETARY

RESOLUTION No. 82-097

DEC 14 1982

ADDITIONAL CONDITIONS

2. This agreement is further conditioned upon the following: in the event there are major impediments to the implementation of the proposed project including but not limited to lack of adequate funding for necessary items (costs) to adequately mitigate environmental effects; unmitigable environmental impacts; conflict with funding for Light Rail Transit system; lack of agreement for preservation of the existing railroad station issue; or any other major impediment to implementation of the proposed project, the Redevelopment Agency may elect to terminate the subject project. The Agency shall, in its sole discretion shall determine whether any such major impediments exist.

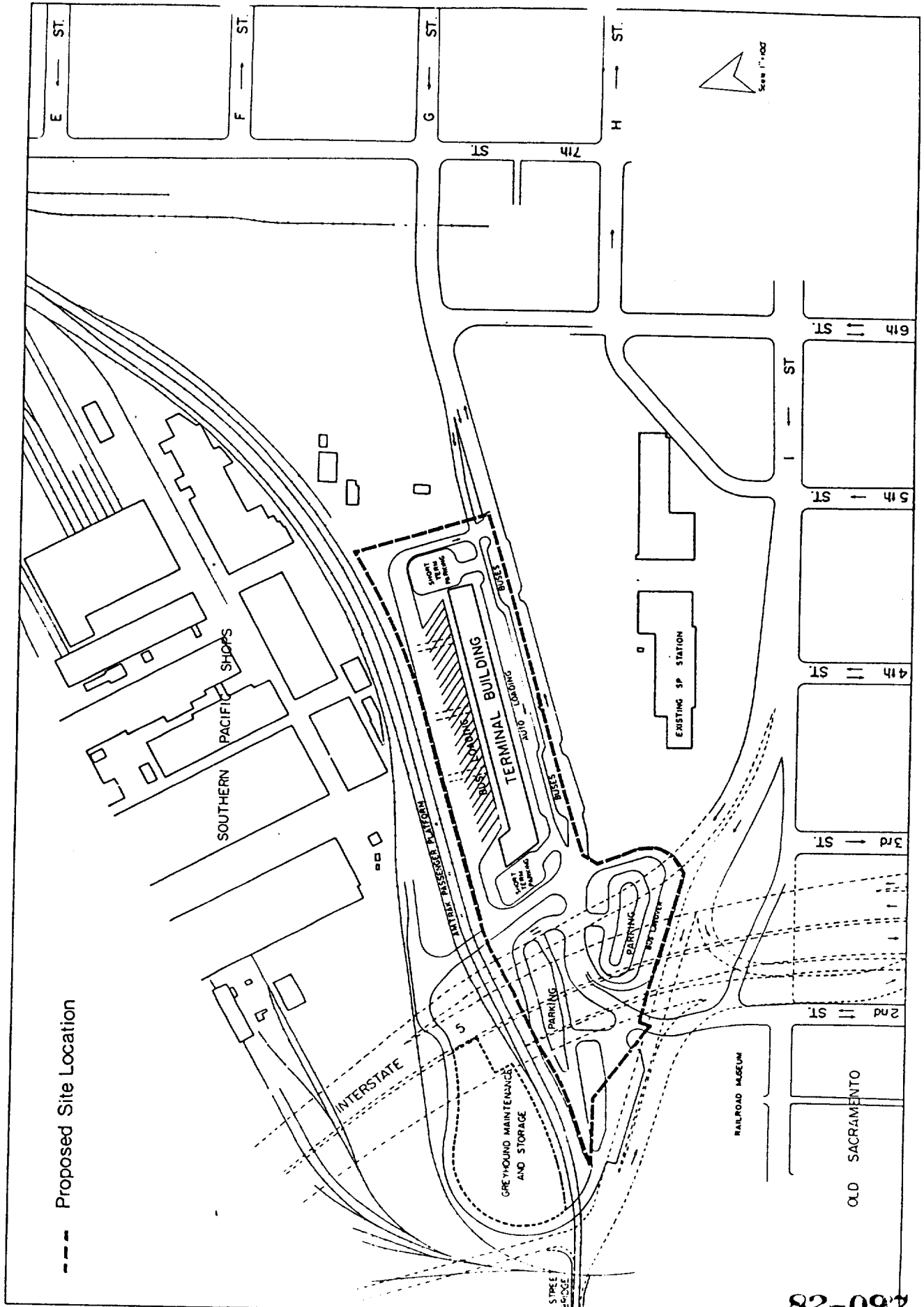
ADDITIONAL AGREEMENT TO  
MEMORANDUM OF UNDERSTANDING

As to preservation of the existing railroad station building, it is clearly the desire of the Agency (Southern Pacific) to work towards the preservation and adaptive reuse of the railroad station.

RESOLUTION No. 82-097

DEC 14 1982

# Site Plan Proposed Transportation Center



--- Proposed Site Location

82-097

RESOLUTION No. \_\_\_\_\_

## MEMORANDUM OF AGREEMENT

This MEMORANDUM OF AGREEMENT between Southern Pacific and the Redevelopment Agency of the City of Sacramento, dated 1982, subject to conditions, represents agreements in principle regarding the proposed development of the Sacramento Southern Pacific Railroad terminal and adjacent lands. It will form the basis of final negotiations and a development agreement.

Project Concept

The project is a joint private/public development of approximately 39 acres on the present site of the Sacramento Southern Pacific terminal. The project would include the public purchase of approximately 10.124 acres for a multi-modal transportation facility and 1.675 acres for bus storage. The remaining acreage would remain in private ownership and be developed for various commercial and office uses. See attached Site Plan.

Southern Pacific agrees:

1. To participate in the joint funding (up to a maximum of \$5,000) and hiring of an independent qualified appraiser acceptable to both parties to appraise two parcels of land. One parcel is approximately 10.124 acres and the other is 1.675. The results of this appraisal will assist in determining the final amount acceptable to both parties.
2. To clear the properties identified in Item 1 above of all unnecessary track, structures and facilities at Southern Pacific expense.
3. To remove and relocate track as described on Southern Pacific Drawing S-2571, as revised April 12, 1982, at Southern Pacific expense.
4. To relocate Southern Pacific facilities, personnel and employee parking outside of the project area at Southern Pacific expense.
5. To dedicate right-of-way for street improvements and to construct or contribute funds for joint construction of street improvements where Southern Pacific is the abutting property owner.
6. To participate in the joint funding and preparation of a Redevelopment Plan at an estimated cost of \$25,000 to Southern Pacific.
7. To jointly participate in a final Development Agreement.

The Agency agrees:

1. To be responsible, with the financial participation and cooperation of the State of California Department of Transportation, for the development of the Sacramento Transportation Center project.

**RESOLUTION No. 82-097**

DEC 14 1982

2. To construct street improvements where it is the abutting developer.
3. To construct or contribute funds for construction of an undercrossing under the proposed relocated Southern Pacific main-line tracks and adjacent track and to reconstruct rail passenger loading platforms.
4. To work with the inter-City bus carriers on a bus maintenance facility.
5. To pledge \$2.75 million in City Community Development Block Grant (CDBG) funds (previously approved by the Agency) as a loan to this project to be repaid by future tax increments from the project area. To request a State loan of \$800,000 to be repaid with future tax increment funds from the project area.
6. To jointly fund (\$25,000) and prepare the Redevelopment Plan for the project with input from Southern Pacific.
7. To seek project funding from public sources.
8. To prepare an Owner Participation Agreement.
9. To prepare a final Development Agreement.
10. To participate in the joint funding (up to a maximum of \$5,000) and having an independent qualified appraiser acceptable to both parties to appraise two parcels of land. One parcel is approximately 10.124 acres and the other is 1.675. The results of this appraisal will assist in determining the final amount acceptable to both parties.

Conditions

This AGREEMENT is subject to approval of a grant application to be made by the Agency to the State of California for funds to carry out this project and approved agreements with the transportation carriers.

\_\_\_\_\_  
SOUTHERN PACIFIC COMPANY

\_\_\_\_\_  
REDEVELOPMENT AGENCY OF THE  
CITY OF SACRAMENTO

Date \_\_\_\_\_

Date \_\_\_\_\_