



**SACRAMENTO
HOUSING AND REDEVELOPMENT
AGENCY**



June 11, 1991

Budget & Finance Committee
of the City Council
Sacramento, CA

Honorable Members in Session:

SUBJECT: State of California Museum of Railroad Technology

SUMMARY

The attached report is submitted to you for review and recommendation prior to consideration by the Redevelopment Agency of the City of Sacramento.

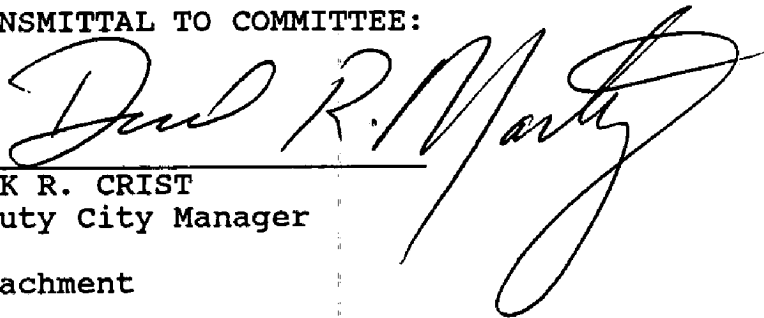
RECOMMENDATION

The staff recommends approval of the attached resolutions approving the plans and lease extension.

Respectfully submitted,

JOHN E. MOLLOY
Executive Director

TRANSMITTAL TO COMMITTEE:


JACK R. CRIST
Deputy City Manager

for
Attachment



SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY



June 18, 1991

Redevelopment Agency of the
City of Sacramento
Sacramento, California

Honorable Members in Session:

SUBJECT: State of California Museum of Railroad Technology (MORT)

SUMMARY

Adoption of the attached resolution will approve Preliminary Plans for the State of California Museum of Railroad Technology and will authorize the Executive Director to extend the Preliminary Term of the Ground Lease to the State of California Department of Parks and Recreation by one year.

BACKGROUND

On April 5, 1988, the Agency adopted a resolution approving a Ground Lease for development of the Museum of Railroad Technology by the State of California Department of Parks and Recreation in the Docks Project Area. The Ground Lease consists of two (2) terms, a four (4) year Preliminary Term and a Ninety-five (95) year Primary Term, for a total Ground Lease of Ninety-Nine (99) years.

I. Approval of Preliminary Plans

The Schedule of Performance of the Ground Lease allows the Preliminary Term to be extended by one (1) year, provided the State has satisfied conditions precedent for an extension. The conditions are:

- 1) Execution of the Ground Lease;
- 2) Payment to Agency for the Preliminary Term;
- 3) Reimbursement to the Agency for the cost of demolition and site clearance;
- 4) Submittal of a request for a time extension; and
- 5) Agency approval of the preliminary plans for the Museum of Railroad Technology.

(1)

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Having satisfied all other precedent conditions for approval of the time extension, the State has submitted Preliminary Plans for the Museum of Railroad Technology for approval by the Agency (attached as Exhibit "A"). Although not a requirement for Agency Plan approval, as State projects are exempt from the City's normal design review process, State Parks intends to submit the Preliminary Plans to the City Design Review Board staff for possible consideration and comment by the Design Review Board. Representatives from State Parks will be available to present the Preliminary Plans for Agency approval and to answer any questions. Upon Agency approval of the Preliminary Plans for the Museum of Railroad Technology, the State will have satisfied all precedent conditions for Agency approval of an extension of the Preliminary Term of the Ground Lease.

II. Extension of Preliminary Term of Ground Lease

The Ground Lease provides that, upon written request of the State, and satisfaction of precedent conditions, the Agency will at the State's request, consider an extension of the Preliminary Term if necessary to complete funding and permit procedures. The Schedule of Performance provides for a one (1) year extension. An extension of the Preliminary Term reduces the Primary Term by the length of the extension. The expiration date of the lease is not affected by an extension of the Preliminary Term.

FINANCIAL DATA

Consistent with the terms of the Ground Lease, upon approval of the time extension, the State shall pay the Agency the sum of One Thousand Dollars (\$1,000) for the additional one (1) year time extension to the Preliminary Term. The amount to be paid by the State for the Primary Term shall be decreased by the same amount. The total payments under the Ground Lease, including both the Preliminary Term and Primary Term, shall remain unchanged and totals Ninety-nine Thousand Dollars (\$99,000).

ENVIRONMENTAL REVIEW

Pursuant to Title 14, California Administrative Code, Section 15162, the Environmental Coordinator has determined that there are no substantial changes in the project or in the circumstances under which the project is to be undertaken and that the project involves no new impacts not considered in the Prior Environmental Impact Report. Therefore, no further environmental documents are required.

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POLICY CONSIDERATIONS

The actions proposed in this staff report are consistent with previously authorized actions and approved policy, and there are no policy changes being recommended. Adoption of the attached resolution is consistent with the intent of the previously authorized actions.

MBE/WBE

MBE/WBE considerations are not required with the activities addressed in this report. Adoption of the attached resolution will have no effect upon the Agency's MBE\WBE goals.

VOTE AND RECOMMENDATION OF COMMISSION

At its meeting of June 5, 1991, the Sacramento Housing and Redevelopment Commission adopted a motion recommending approval of the attached resolution. The votes were as follows:

AYES: Amundson, Pernel, Simon, Simpson, Williams,
Wooley, Yew, Strong
NOES: None
ABSENT: Cespedes, Diepenbrock, Moose

RECOMMENDATION

The staff recommends adoption of the attached resolution which will:

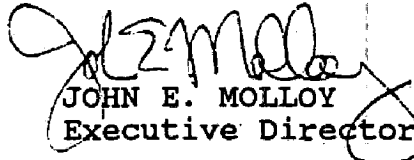
1. Approve Preliminary Plans for the State of California Museum of Railroad Technology; and
2. Approve a one (1) year extension of the preliminary term of the ground lease; and

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3. Authorize the Executive Director to execute such documents as may be necessary to extend the term of the Preliminary Ground Lease by one (1) year, to April 5, 1993.

Respectfully submitted,


JOHN E. MOLLOY
Executive Director

TRANSMITTAL TO COUNCIL:

WALTER J. SLIPE
City Manager

Contact Person: Theodore R. Leonard, Agency Architect
440-1320

StaffRpts\MORTHaz

RESOLUTION NO.

ADOPTED BY THE REDEVELOPMENT AGENCY OF THE CITY OF SACRAMENTO

ON DATE OF _____

APPROVAL OF PRELIMINARY PLANS FOR THE STATE MUSEUM OF RAILROAD TECHNOLOGY, EXTENSION OF PRELIMINARY TERM OF GROUND LEASE

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

Section 1: The Preliminary Plans for the State Museum of Railroad
Technology attached to this Resolution as Exhibit "A" are hereby approved.

Section 2: The Executive Director is authorized to execute an amendment to
the Ground Lease for Development of the Museum of Railroad Technology, extending the
Preliminary Term by one (1) year, to April 5, 1993.

CHAIR

ATTEST:

SECRETARY

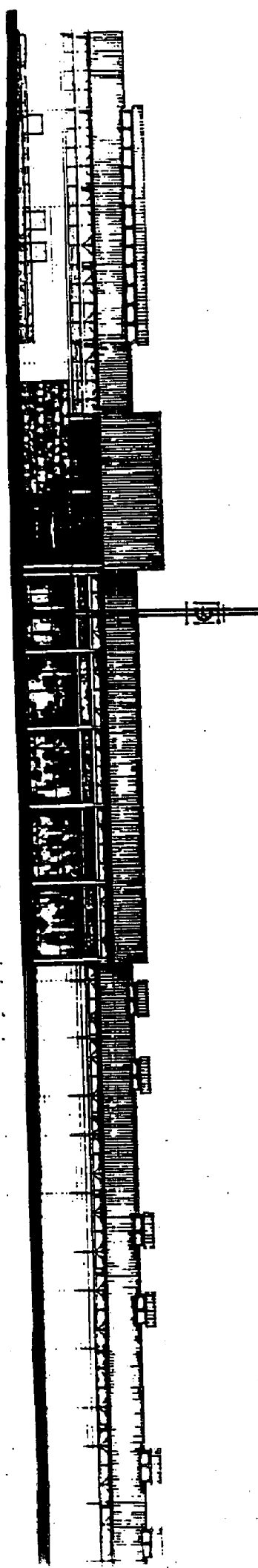
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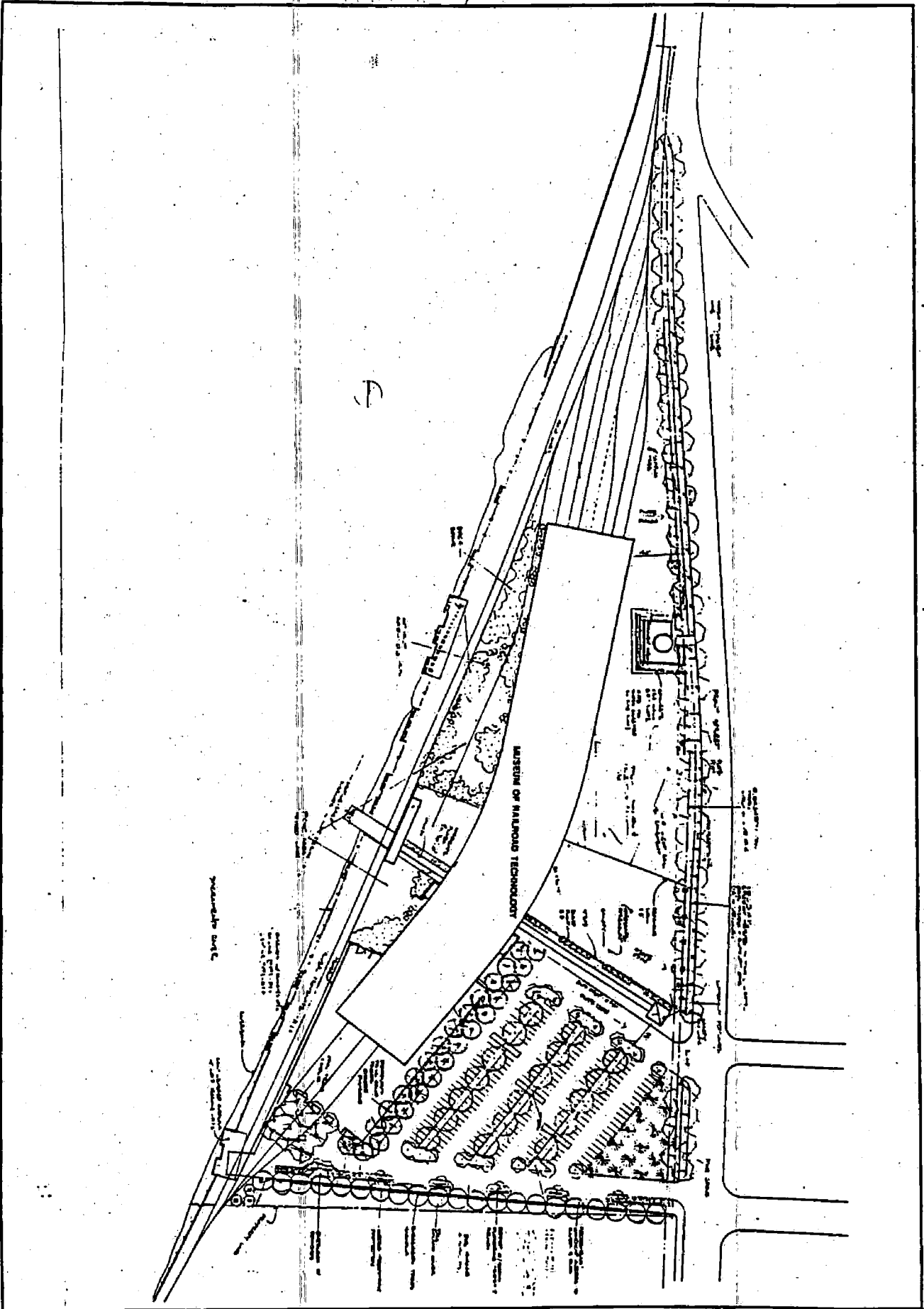
FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

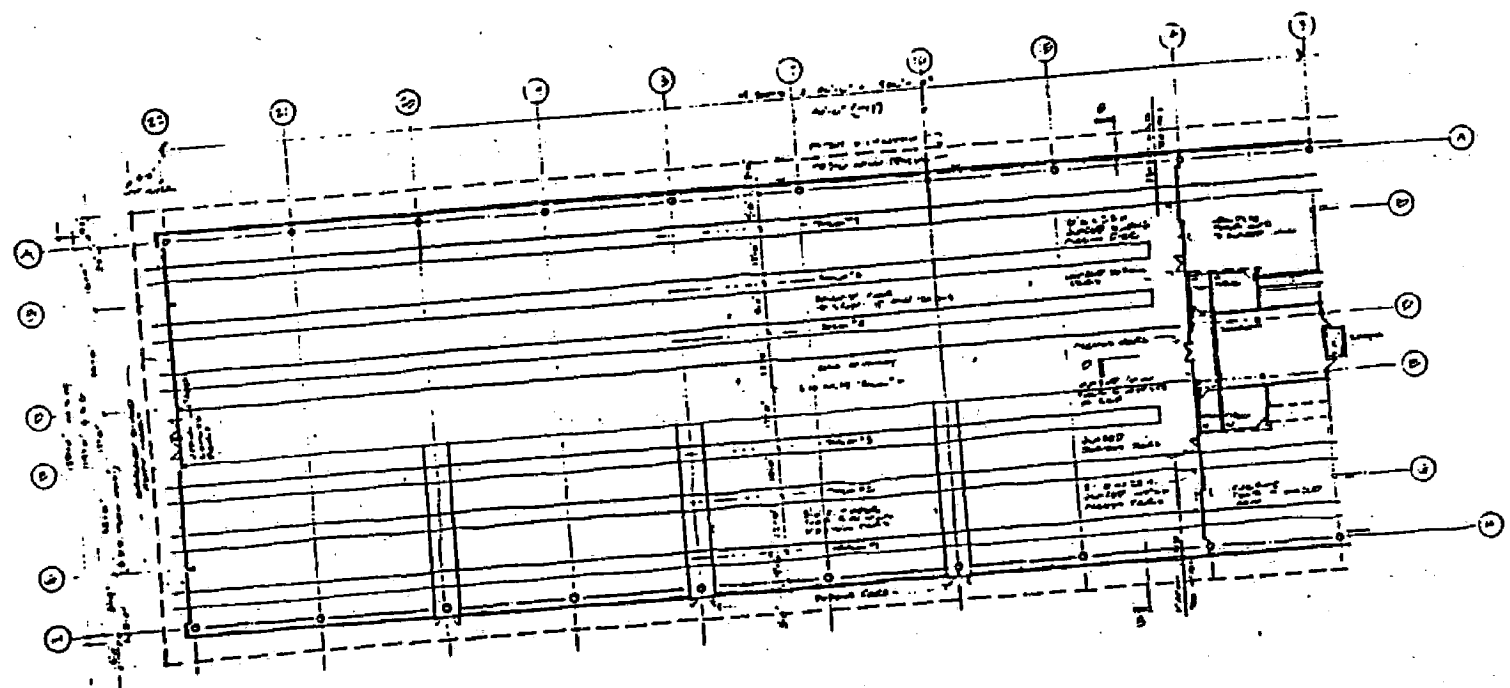
DATE ADOPTED: _____

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SHEET NO. OF SHEETS	DRAWING NO. OF DRAWINGS	BUREAU OF CALIFORNIA DEPARTMENT OF PARKS AND RECREATION		ATTACHED	DATE	DESIGNED
		APPROVED	DATE	CHECKED	CHECKED	CHECKED
		DATE	DATE	CHECKED	CHECKED	CHECKED



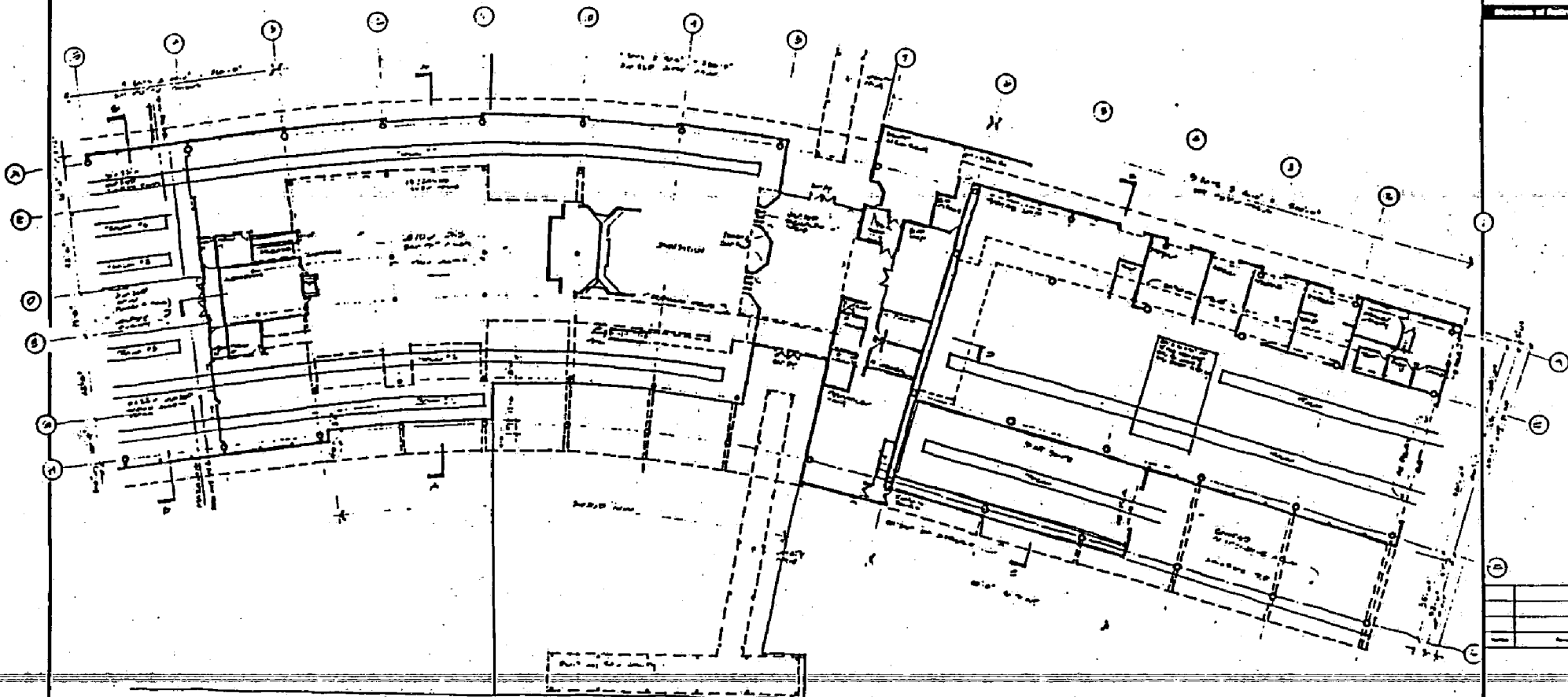
Dryden & Blockley
 Architects
 100 N. 1st St.
 Cambridge, Mass.

Scale: 1/4" = 1'-0"

DATE: 1924

NO. 101

LEVEL: 1st Floor



Dryden & Blackford
 2nd Floor
 100 N. 1st St. - 1st Fl.
 Cambridge, Mass. 02142

Cambridge, Mass. 02142

Architects and Planners
 100 N. 1st St. - 1st Fl.
 Cambridge, Mass. 02142

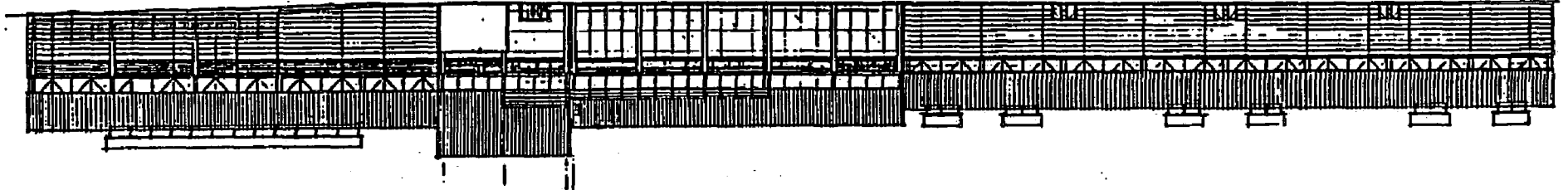
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 CHECKED BY J.P.T.
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 SHEET 9 OF 10

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 Section

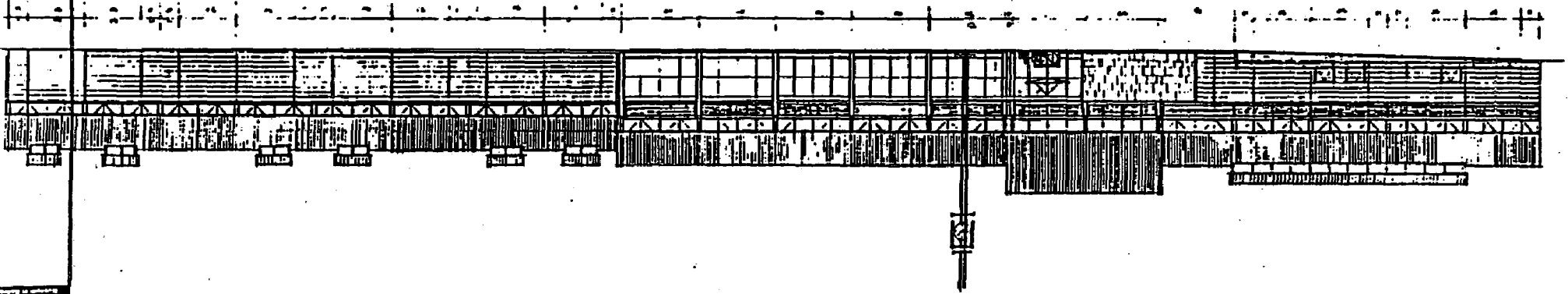
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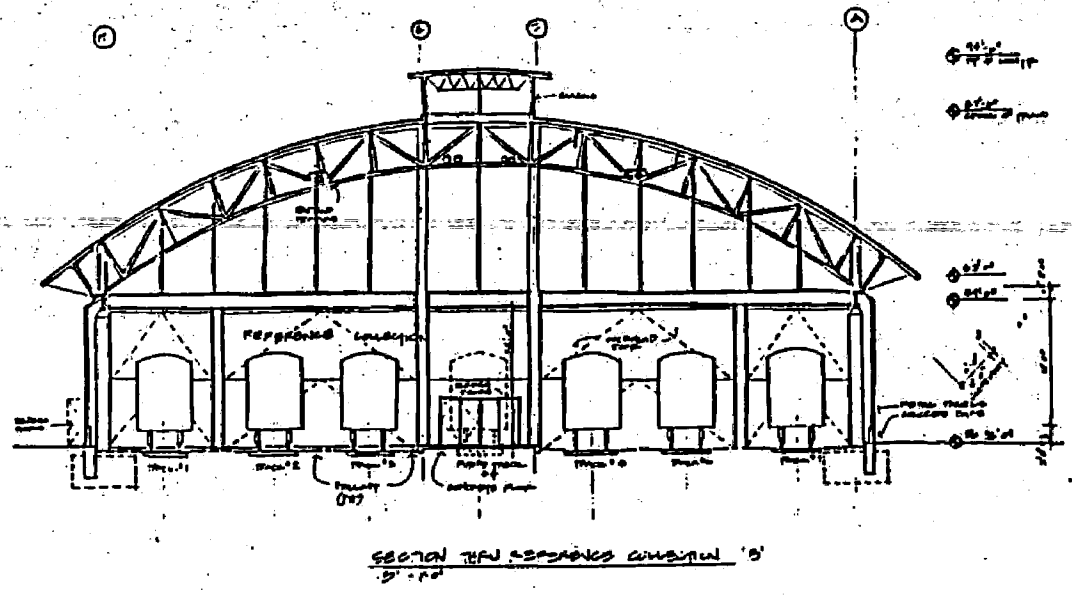
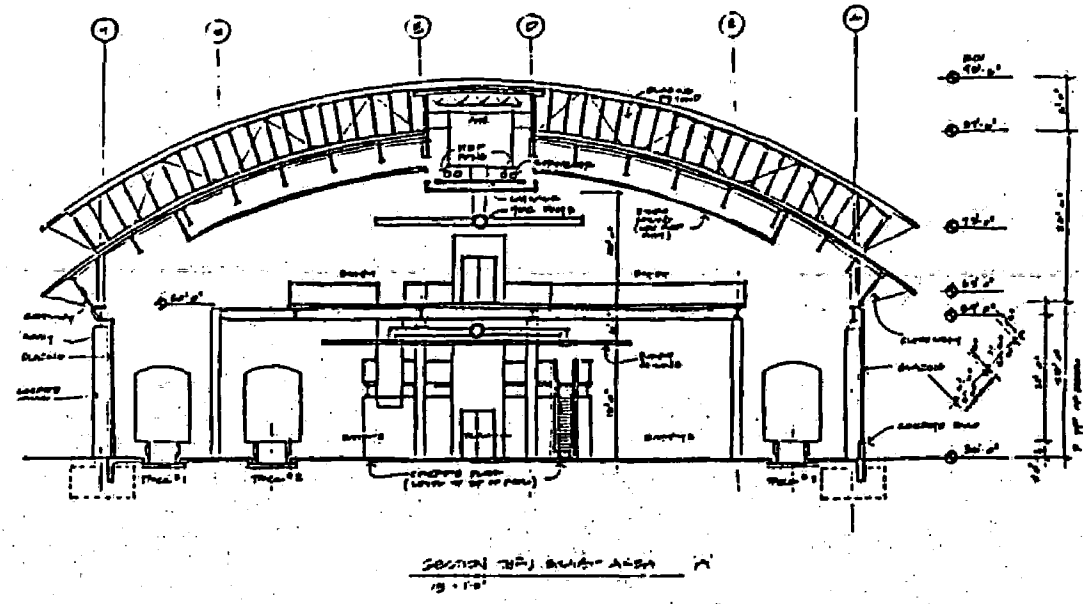
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RAILROAD
MUSEUM

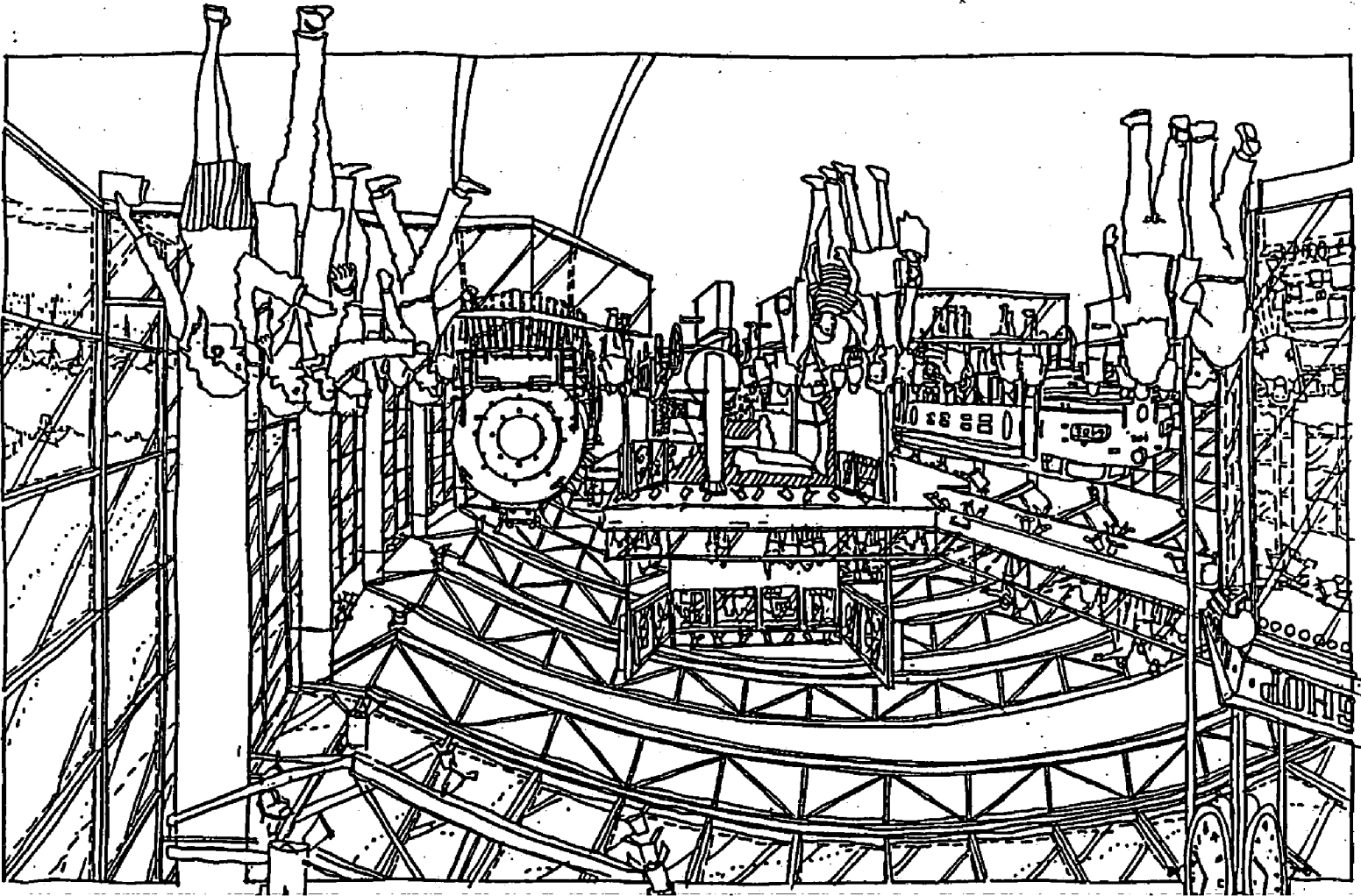


Name	Room

Dryden & Stockard Inc.
281 Main Street
Cambridge, MA 02142
617-452-1234 Fax 617-452-1235

Cambridge Seven Associates
Architect and Engineer
475 Massachusetts Ave
Cambridge, MA 02142
617-452-1234 Fax 617-452-1235

DATE: 02/20/00
DRAWN BY: M. G. P. R.
CHECKED BY: C.M.
SCALE: 1/8" = 1'-0"
SHEET NO: 10 OF 11
PROJECT NO: 00000000
PROJECT NAME: STANFORD RAILRO MUSEUM
SHEET TITLE: SECTION 724



NO. 10

DATE

BY

FOR

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DEPARTMENT OF PARKS AND RECREATION

AMUSEMENT RIDE

NO. 10