



Comm. Rept. 35

SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

December 7, 1981

APPROVED
BY THE CITY COUNCIL

MAR 9 1982

CITY MANAGER'S OFFICE

RECEIVED

MAR 3 1982

APPROVED
SACRAMENTO REDEVELOPMENT AGENCY
CITY OF SACRAMENTO

Redevelopment Agency of the City of Sacramento
Sacramento, California

OFFICE OF THE
CITY CLERK

Honorable Members in Session:

SUBJECT: Disposition of 520 - 9th Street
Salvation Army Warehouse
Alkali Flat Redevelopment Project Area

MAR 9 1982

SUMMARY

The attached Agency and City resolutions authorize the Interim Executive Director and the City Manager to execute a contract, in a form acceptable to Agency Counsel and the City Attorney, by which the Redevelopment Agency of the City of Sacramento will act as the City of Sacramento's agent in the solicitation of proposals and sales contract management for the sale and redevelopment of the real property located at 520 - 9th Street in the Alkali Flat Redevelopment Project Area for an amount not to exceed \$12,700.00.

BACKGROUND

In early 1979, as a result of inverse condemnation proceedings (due to rezoning for the Alkali Flat Redevelopment Plan), the City acquired the subject property located at 520 - 9th Street with \$250,000.00 in CDBG funds. In April 1980 the site was considered for uses such as warehousing for City departments and a Neighborhood Community Center housing the Concilio, SAEOC and Project Maestra. Due to constraints on the use of CDBG funds prohibiting its use for general government purposes (i.e., warehousing), as well as land use considerations, and due to the desires on the part of the City to locate Project Maestra in the Washington Neighborhood Center (which is currently undergoing staff analysis), the site is not currently serving an economically beneficial role for the City.

3-9-82

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City staff has received several recent inquiries related to the utilization of the structure. Included in these inquiries were two individual entities pursuing acquisition, and the Concilio which proposed leasing the office portion of the structure.

If this staff report and the attached resolutions are approved, the Agency would act as the City's agent to dispose of the subject site and would undertake the following standard redevelopment disposition practices to secure a redeveloper for the site:

1. Obtain an MIA appraisal to determine fair market value and set fixed sales price.
2. Prepare, with PAC input, a request for proposals to be approved by the Sacramento Housing and Redevelopment Commission which will be based on fixed sales price and land uses consistent with the R4A zone and the Redevelopment Plan.
3. Advertise for proposals in local, San Francisco and Los Angeles newspapers.
4. Receive and evaluate proposals and prepare a staff recommendation for Council's tentative and final selection of a redeveloper.
5. Continue contract management for the City through Sacramento Housing and Redevelopment Commission approval of preliminary plans, final plans, proof of financing, and the issuance of a Certificate of Completion.

A timetable for these actions is attached as Exhibit I.

FINANCIAL DATA

The costs of disposition would be paid for by the City to the Agency from the City Engineer's budget on a direct claims basis. It is estimated that the total costs of disposition will be \$12,700.00. An estimated disposition budget is attached as Exhibit II. Proceeds from the sale of this property are considered CDBG program income and must be returned to the Block Grant Program.

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VOTE AND RECOMMENDATION OF COMMISSION

At its regular meeting of December 7, 1981, the Sacramento Housing and Redevelopment Commission adopted a motion recommending adoption of the attached resolutions. The votes were as follows:

AYES: Knepprath, Luevano, A. Miller, Teramoto, Walton

NOES: None

VACANCY: One

ABSENT: Coleman, Fisher, B. Miller

RECOMMENDATION

The staff recommends adoption of the attached Agency and City resolutions authorizing the Interim Executive Director and the City Manager to execute a contract by which the Redevelopment Agency of the City of Sacramento will act as the City of Sacramento's agent in the solicitation of proposals and sales contract management for the sale and redevelopment of the real property located at 520 - 9th Street in the Alkali Flat Redevelopment Project Area for an amount not to exceed \$12,700.00.

Respectfully submitted,

William H. Edgar

WILLIAM H. EDGAR
Interim Executive Director

TRANSMITTAL TO COUNCIL:

Walter J. Suipe

WALTER J. SUIPE
City Manager

Contact Person: Bruce Pope

RESOLUTION NO. 82-014

ADOPTED BY THE REDEVELOPMENT AGENCY OF THE CITY OF SACRAMENTO

ON DATE OF

March 9, 1982

AUTHORIZING EXECUTION OF AN AGREEMENT WITH CITY
TO ACT AS AGENT FOR THE CITY IN THE SALE AND
REDEVELOPMENT OF PROPERTY LOCATED AT 520 9th STREET

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

Section 1. The Interim Executive Director is authorized to execute the attached Agreement with the City of Sacramento to act as the City's agent in the solicitation of proposals and sales contract management for the sale and redevelopment of the real property located at 520 9th Street in the Alkali Flat Redevelopment Project Area.

Section 2. The Agreement will provide for reimbursement of all Agency expenses and the Agency shall incur no expenses beyond the scope of the Agreement.

CHAIRMAN

APPROVED
SACRAMENTO REDEVELOPMENT AGENCY
CITY OF SACRAMENTO

ATTEST:

MAR 9 1982

SECRETARY

RESOLUTION NO. ~~82-168~~ 82-168

ADOPTED BY THE SACRAMENTO CITY COUNCIL ON DATE OF

March 9, 1982

AUTHORIZING THE EXECUTION OF AN AGREEMENT WITH
THE REDEVELOPMENT AGENCY TO ACT AS AGENT FOR
THE CITY IN THE SALE AND REDEVELOPMENT OF
PROPERTY LOCATED AT 520 9TH STREET

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF
SACRAMENTO:

1. The City Manager is authorized to execute the attached Agreement to employ the Redevelopment Agency of the City of Sacramento to act as agent for the City in the solicitation of proposals and sales contract management for the sale and redevelopment of the real property located at 520 9th Street which is owned by the City.

2. The City will reimburse the Agency for its expenses in connection therewith in an amount not to exceed \$12,700.00.

MAYOR

ATTEST:

CLERK

APPROVED
BY THE CITY COUNCIL

MAR 9 1982

OFFICE OF THE
CITY CLERK

DISPOSITION BUDGET
 520 - 9TH STREET
SALVATION ARMY WAREHOUSE

1.	Appraisal (MAI)		\$ 2,250
2.	Advertising (4 times [2 times/week for 2 weeks] in Sacramento, San Francisco, and Los Angeles newspapers - 3" block)		4,445
3.	Title report.		90
4.	Printing.		300
5.	Postage.		50
6.	Staff		
	a. Associate Land Agent		
	1/2 month at \$2,430/mo.	\$1,215	
	b. Associate Planner		
	1/2 month at \$2,335/mo.	<u>1,168</u>	
	Subtotal.	\$2,383	
	c. Admin. & O.H. at 85%	<u>2,027</u>	
	TOTAL STAFF.		4,410
7.	Contingency at 10%		<u>1,155</u>
		TOTAL.....	\$12,700

SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY
COMMUNITY DEVELOPMENT DEPARTMENT

WORK ASSIGNMENT/PROGRAM REPORT

Division Redevelopment (2400)

Legislative Approvals and Dates:

1. Authorization for Agency
2. Disposition 12/8/81
3. _____

Project Type

- | | |
|--|--|
| <input checked="" type="checkbox"/> City | <input type="checkbox"/> Redevelopment |
| <input type="checkbox"/> County | <input type="checkbox"/> Housing |
| | <input type="checkbox"/> Grant |
| | <input type="checkbox"/> Technical |

Project Disposition of 520 - 9th Street

Responsible staff Notestine

Supervisor Pope

Updated _____
Day Month Year

Legend

- * Critical milestone (identify)
- △ Date project updated
- ▲ Current progress of project

Project Budget	Construction Bid Amount	Expenditures to date	Funding Source
\$ 12,700	\$ _____	\$ _____	\$ _____

Major Steps	1981												1982												1983												
	Year	Month											Month											Month													
Month	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	
1. Appraisal				■	■																																
2. Proposal Preparation				■	■																																
3. Advertisement						■	■	■																													
4. Tentative Selection									■	■	■																										
5. Contract Monitoring through Construction													■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	



OFFICE OF THE
CITY MANAGER

CITY OF SACRAMENTO
CALIFORNIA

September 22, 1981

CITY HALL
915 I STREET - 95814
(916) 449-5704

Mr. William H. Edgar
Interim Executive Director
Sacramento Housing & Redevelopment Agency
630 I Street
Sacramento, CA 95814

Dear Bill:

Regarding the continuing problems of Project Maestra and the identification of a suitable site to which they might relocate, following are comments which should clarify this office's position on the subject:

1. It is our intention to offer this property for sale to the private sector for private redevelopment.
2. The Salvation Army warehouse should not be considered further for use as a community services center.
3. Project Maestra should be relocated to the Washington Neighborhood Center and should be directed to work out any problems related to their relocating in that location.

If you should have any further questions related to this subject, feel free to contact Solon Wisham, Jr., Assistant City Manager.

Sincerely,

Walter J. Slipe
City Manager

cc: Alkali Flat PAC
Project Maestra
Solon Wisham, Jr.
Budget and Finance Committee
Lloyd Connelly, Chairman
Doug Pope, Member
Tom Hoerber, Member
Dan Thompson, Member

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