

RESOLUTION NO. 2009-116

Adopted by the Sacramento City Council

February 24, 2009

APPROVE LEASE AGREEMENT WITH GREYHOUND LINES, INC. FOR 420 RICHARDS BOULEVARD

BACKGROUND

- A. The Greyhound Bus Terminal is located at 703 L Street in Downtown Sacramento, which over the years has become one of the busiest and most congested streets in Sacramento.
- B. The design of the existing Terminal does not permit efficient or safe bus, taxi and passenger loading and circulation, creates an attractive nuisance for crime and loitering in the immediate area, and contributes to the overall blighting conditions existing in Downtown.
- C. The City and Greyhound desire to enter into a lease to relocate the Greyhound Terminal to City-owned property at 420 Richards Boulevard, which terminal will be constructed by the City and occupied by Greyhound for 20 years or until the Sacramento Intermodal Transportation Facility is ready for occupancy by Greyhound.
- D. On May 20, 2008, the City Council approved \$2 million for required roadway and site work for 420 Richards Boulevard including grading, utilities, sidewalks, curbs and gutters and the extension of Sequoia Pacific Boulevard from Richards Boulevard to Bannon Street to improve circulation.
- E. The balance of the funds necessary to construct the terminal will come from the proceeds from the sale of the Sheraton that were earmarked for Downtown redevelopment projects.
- F. By separate resolution, the City Council has approved the Mitigated Negative Declaration for the Greyhound Bus Terminal Project.
- G. Under Section 3.68.110 of the City Code, the City Council may waive the requirements for competitive bidding for lease of City property based on making findings regarding special circumstances.
- H. The Downtown Sacramento Revitalization Corporation was established to alleviate the burdens of the City and Agency by assisting with the revitalization of the Richards, Railyards and Merged Downtown redevelopment areas.

BASED ON THE FACTS SET FORTH IN THE BACKGROUND, THE CITY COUNCIL RESOLVES AS FOLLOWS:

- Section 1. After due consideration of the facts presented, the findings, including the foregoing recitals and the environmental findings regarding this action, as stated in this Resolution are approved and adopted.
- Section 2. The City Council finds that the special circumstances of this transaction make the use of the bid procedure for lease of City property at 420 Richards Boulevard inappropriate because (i) the City will be responsible for undertaking development of the Project, and (ii) the City is only willing to lease this property for interim use as a Greyhound bus terminal until Greyhound's operations can be relocated to the future Intermodal facility.
- Section 3. The City Manager is authorized to enter into the Lease Agreement for 420 Richards Boulevard Greyhound Terminal (Lease Agreement) with Greyhound Lines, Inc. for the construction and operation of a bus terminal to be located at 420 Richards Boulevard substantially in the form attached as Exhibit A.
- Section 4. The City Manager is authorized to make technical corrections and revisions to the Lease Agreement as long as such changes are consistent with the substantive provisions as described in the accompanying staff report, subject to review and approval by the City Attorney.
- Section 5. The City Manager is authorized to enter into the Memorandum of Understanding with the Downtown Sacramento Revitalization Corporation memorializing the Parties' intent to enter into future agreements for the property management of 420 Richards Boulevard and the reinvestment of funds generated by Greyhound's rent.

Table of Contents:

- Exhibit A Lease Agreement
Exhibit B Memorandum of Understanding

Adopted by the City of Sacramento City Council on February 24, 2009 by the following vote:

Ayes: Councilmembers Cohn, Fong, Hammond, McCarty, Pannell, Sheedy, Tretheway, Waters, and Mayor Johnson.

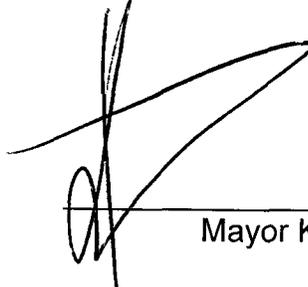
Noes: None.

Abstain: None.

Absent: None.

Attest:


Shirley Concolino, City Clerk



Mayor Kevin Johnson