



**SACRAMENTO  
HOUSING AND REDEVELOPMENT  
AGENCY**



11

April 17, 1990

Budget & Finance Committee  
Transportation/Community  
Development Committee  
Sacramento, CA

Honorable Members in Session:

SUBJECT: Termination of Agreement with State of California  
Regarding the McDowell Building, Old Sacramento State  
Historic Park

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 resolution approving the termination of the agreement.

Respectfully submitted,

ROBERT E. SMITH  
Executive Director

TRANSMITTAL TO COMMITTEE:

\_\_\_\_\_  
SOLON WISHAM, JR.  
Assistant City Manager

Attachment



# SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY



April 24, 1990

Redevelopment Agency of the  
City of Sacramento  
Sacramento, California

Honorable Members in Session:

**SUBJECT:** Termination of the Agreement with the State of  
California Regarding the McDowell Building,  
Old Sacramento State Historic Park

**SUMMARY:**

Adoption of the attached resolution will authorize the Executive Director to terminate the agreement with the State of California pertaining to the Agency's use of the McDowell Building located in the Old Sacramento State Historic Park.

**BACKGROUND:**

On July 19, 1982, the Agency and the State of California acting through its Department of Parks and Recreation entered into an agreement pertaining to the Agency's reconstruction, operation and maintenance of the McDowell Building in the Old Sacramento State Historic Park (Location Map - Exhibit A). Per the agreement, the Agency, in exchange for its reconstruction of the historic McDowell Building, obtained the right to operate the building for Agency purposes, rent free, and the obligation for maintenance and protection of the building for a period of Eighteen (18) years, until the year 2000. Upon completion of the reconstruction, the McDowell Building became a part of State Parks realty with title vested in the State.

The Agency reconstructed the McDowell Building specifically to provide a permanent location for the operation of the Agency's Golden Era Handicrafts Program. On November 4, 1987 the City Council adopted a resolution approving the concept of the City assuming the operation of the program. On February 2, 1988, the City Council adopted a resolution transferring the program from the Agency to the City's Department of Parks and Community Services. The City now operates the program under the name "The Elder Craftsmen". The City initially operated the program from the McDowell Building under the Agency's agreement with the State. Subsequently, in order to increase the program's potential, the City and State Parks agreed to a relocation of the Program to the State's B.F. Hastings Building at the corner of Second and "J"

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Streets for better possibility of retail success, into a portion of the building being utilized by the Old Sacramento Citizens and Merchants Association (OSCMA). OSCMA agreed to relocate to the McDowell Building. In March 1988 the State also agreed to the permanent use of the McDowell Building by the Old Sacramento Management Board (OSMB) as both OSCMA and OSMB shared staff functions and facilities. The initial two (2) years of operation of the OSMB were funded by the Agency. Commencing with fiscal year 89-90 the City has assumed funding of the OSMB operation.

With the transfer of the Agency's program to the City and the City's assumption of the funding for the OSMB, the Agency no longer has any direct involvement in the use of the McDowell Building but continues to have the obligation for the protection and maintenance of the building. The exterior of the authentically reconstructed McDowell Building is canvas, including portions of the roof, requiring frequent and costly replacement. Agency and State Park's staff have discussed and agreed in concept to the termination of the Agreement regarding the McDowell Building. Adoption of the attached resolution will authorize the Executive Director to terminate the agreement with the State of California regarding the McDowell Building in the Old Sacramento State Historic Park.

## FINANCIAL IMPLICATIONS:

Adoption of the attached resolution terminating the agreement with the State regarding the McDowell Building will have no negative impact upon the Agency. Termination of the agreement will relieve the Agency of the obligation to maintain and make unbudgeted repairs to the building during the ten (10) remaining years of the agreement.

## ENVIRONMENTAL REVIEW:

The proposed action is exempt from environmental review per CEQA Guidelines, Section 15378(b)(3): NEPA does not apply.

## MBE/WBE REVIEW:

MBE/WBE considerations are not required with this activity.

## POLICY IMPLICATIONS:

The action proposed in this staff report is consistent with previously approved policy and there are no policy changes being recommended.

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## VOTE AND RECOMMENDATION OF COMMISSION:

At its meeting of April 16, 1990, the Sacramento Housing and Redevelopment Commission adopted a motion recommending adoption of the attached resolution. The votes were as follows:

AYES:

NOES:

ABSENT:

## RECOMMENDATION:

The staff recommends adoption of the attached resolution which will:

1. Authorize the Executive Director to terminate the agreement between the Agency and the State of California regarding the McDowell Building in the Old Sacramento State Historic Park.

Respectfully Submitted,



ROBERT E. SMITH  
Executive Director

TRANSMITTAL TO COUNCIL:

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WALTER J. SLIPE  
City Manager

Contact Person: Theodore R. Leonard, 440-1320

TRL:jsb  
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# RESOLUTION NO.

ADOPTED BY THE REDEVELOPMENT AGENCY OF THE CITY OF SACRAMENTO

ON DATE OF \_\_\_\_\_

TERMINATION OF THE AGREEMENT WITH THE  
STATE OF CALIFORNIA REGARDING THE  
MCDOWELL BUILDING, OLD SACRAMENTO  
STATE HISTORIC PARK

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

Section 1: The Executive Director is authorized to terminate  
the Agreement between the Agency and the State of California  
regarding the McDowell Building in the Old Sacramento State  
Historic Park.

\_\_\_\_\_  
CHAIR

ATTEST

\_\_\_\_\_  
SECRETARY

P:\SHARE\RESO\MCDOWELL

\_\_\_\_\_  
FOR CITY CLERK USE ONLY

RESOLUTION NO.: \_\_\_\_\_

DATE ADOPTED: \_\_\_\_\_

SACRAMENTO RIVER

Mc DOWELL BUILDING

0 Building Numbers

SPRUE 'X' ON PLAN INDICATES RECONSTRUCTION. ALL OTHER BUILDINGS ARE RESTORATIONS. \* IN KEY INDICATED BUILDINGS TO BE DEVELOPED BY STATE DEPT. OF PARKS AND RECREATION

0 WATER WORKS	01 BANHOLA SALOON	38A SOUTH BUILDING	53 BREWERY BUILDING	86 STROUSS & CO.	84 ESNER'S HOTEL	103 SOUTH BUILDING
02 SAGE HILL	02 LONO'S RESTAURANT	37 LEGGETT ALE HOUSE	54 POWER HALL AND BAKERY	88 CABLE MILLS	86 STAMFORD BROTHERS WAREHOUSE	110 HETWOOD BUILDING
03 FARMER'S BLDG	03 FARMER'S BLDG	36 UNITED STATES HOTEL	55 CITY MARKET	70 ADAMS McNEEL & CO.	86 CASSET BUILDING	111
04 FARMER'S BLDG	04 SAZZING BLDG & BLUE WEBB SALOON	30 NEW YORK DRUG STORE	56 SHAW CHEESE HOUSE	71 ADAMS McNEEL & CO.	86 LATCHER BUILDING	112
05 FARMER'S BLDG	05 DUR HOUSE SALOON	40 BOYS & DAVID	57 ANN. BARBER & CO.	72 S F BROWN HOTEL	86 CORNHILL BUILDING	113 E.H. FINE
06 FARMER'S BLDG	06 BAKER-HAMILTON BUILDING	41 HOWARD HOUSE	58	73 CLAMHORN HOTEL	87 FREY BUILDING	114
07 MARKET	07 BARBARA HOTEL	42 LADY ADAMS BUILDING	59 NATIONAL HOTEL	74 PACIFIC STABLES	88 PAULY BUILDING	115 PALTO BUILDING
08 FRANCE	08 HALL, LINDSAY & CO.	43 BARBER BUILDING	60 WHOLE BAKERY	75 BRADDO BUILDING	* 00 00 'A' BUILDING	116 WORKS BUILDING
09 R.	09 SCHMIDT BUILDING	44 WHOLE BUILDING	61 STEVENS, CHESELY & CO.	76 BRADDO BUILDING	* 00 00 'A' BUILDING	117 ST CHARLES STORE
10 ALL S. CO	10 PORTER SALOON	45 LINCOLN HOTEL	62 HILL, CLARK & CO.	77 SACRAMENTO ENGINE CO. NO. 2	02	118 CARPENTER BUILDING
11 KATIE	11 BECH-WELCH EXCHANGE	46 BANK EXCHANGE BUILDING	63 LAMAR PARK MILLS	78 RODGELL'S CARPENTER SHOP	03 JESSUP BUILDING	119 BACILE AOKH RESTAURANT
12 BARBARA	12 VERDON - BARHAM HOUSE	47 UNION HOTEL	64 SACRAMENTO CRACKER CO.	79 BAYLY - FULLER BUILDING	04 ALDRICH BUILDING	120
13 ST	13 BARBARA BUILDING	48 OILCAMP HOTEL	65 SACRAMENTO CRACKER CO.	80 DEMOCRATIC STATE JOURNAL	106 RODGERS BUILDING	122 FISHBAR SALOON
14 BESS STORE	14 BARBARA BUILDING	49 ADAMS EXPRESS BUILDING	66 SACRAMENTO CRACKER CO.	81 PENNINGTON STORE	07 DOUGLAS BUILDING	123 DANA SALOON
15 HARDING HALL	15 SOUTH BUILDING	50 ARCADE HOTEL	67 BARBARA HOTEL	82	07 STILL, COVER & CO.	
16 TO UNION	16 SOUTH BUILDING	* 01 HASTERS BUILDING	67 CLINE & CO.	83 BARRIS HOUSE	08 POWER TELEGRAPH BUILDING	



OLD SACRAMENTO

A REGISTERED NATIONAL HISTORIC LANDMARK

PICTORIAL PLAN



SACRAMENTO PLANNING AND REDEVELOPMENT AGENCY

FVA NEVA ARCHITECTS, INC.

DATE: MAY 1970  
REVISED: OCT. 18, 1970  
REVISION: SHEET 14 OF 15