



Comm. Apt. 31

SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

December 21, 1981

Redevelopment Agency of the
City of Sacramento
City Council of the
City of Sacramento
Sacramento, California

CITY MANAGER'S OFFICE
RECEIVED
JAN 6 1982

APPROVED
SACRAMENTO REDEVELOPMENT AGENCY
CITY OF SACRAMENTO

Honorable Members in Session:

SUBJECT: Disposition of 3414 - 4th Avenue
Fire Station No. 6
Oak Park Redevelopment Project Area

JAN 12 1982

APPROVED
BY THE CITY COUNCIL

AG 81095

SUMMARY

The attached Agency and City resolutions authorize the Interim Executive Director and the City Manager to execute ^{OFFICE OF THE CITY CLERK} 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 3414 - 4th Avenue in the Oak Park Redevelopment Project Area for an amount not to exceed \$7,400.00.

JAN 12 1982

BACKGROUND

On May 15, 1979 the City Council approved a City staff report concerning the disposition of four abandoned fire stations. One of these stations is located near the intersection of 34th Street on 4th Avenue and is commonly referred to as the Oak Park Fire Station (Fire Station No. 6). At the time of Council consideration, the subject fire station was retained for City storage on an interim basis.

Station No. 6 consists of a two-story reinforced concrete building which is located on a lot which measures 75' x 80' with access from 4th Avenue and the north-south alley on the east side of the lot. The official mailing address is 3414 - 4th Avenue. The structure and the premises are now vacant and no longer used for storage by any department of the City. The City Real Estate Division has received a number of requests for

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SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

Redevelopment Agency of the
City of Sacramento

City Council of the
City of Sacramento
December 21, 1981
Page Two

use of the structure and premises. The Agency has been requested by the City Manager to assume the responsibility for the disposition and sale of this property to the private sector as part of the redevelopment of the Oak Park community.

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 zoning and the Redevelopment Plan.
3. Advertise for proposals in local newspapers.
4. Receive and evaluate proposals and prepare staff recommendations 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 \$7,400.00. An estimated disposition budget is attached as Exhibit II. Proceeds from the sale of this property are to be returned to the City upon close of escrow, thus offsetting the initial \$7,400.00 investment for disposition.

SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

Redevelopment Agency of the
City of Sacramento

City Council of the
City of Sacramento
December 21, 1981
Page Three

VOTE AND RECOMMENDATION OF COMMISSION

At its regular meeting of January 24, 1982, the Sacramento Housing and Redevelopment Commission adopted a motion recommending adoption of the attached resolution. The votes were as follows:

AYES: Coleman, Fisher, Knepprath, Luevano, A. Miller,
Teramoto, Walton, B. Miller
NOES: None
VACANCY: One
ABSENT: None

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 3414 - 4th Avenue in the Oak Park Redevelopment Project Area for an amount not to exceed \$7,400.00.

Respectfully submitted,

William H. Edgar

WILLIAM H. EDGAR
Interim Executive Director

TRANSMITTAL TO COUNCIL:

Walter J. Slipe

WALTER J. SLIPE
City Manager

Contact Person: Bruce Pope

RESOLUTION NO. 82-002

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

January 12, 1982

AUTHORIZING EXECUTION OF AN AGREEMENT WITH
CITY TO ACT AS AGENT FOR THE CITY IN THE
SALE AND REDEVELOPMENT OF PROPERTY LOCATED
AT 3414 -- 4TH AVENUE

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 3414 -- 4th Avenue in the Oak Park 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

ATTEST:

SECRETARY

APPROVED
SACRAMENTO REDEVELOPMENT AGENCY
CITY OF SACRAMENTO

JAN 12 1982

RESOLUTION NO. 82-020

ADOPTED BY THE SACRAMENTO CITY COUNCIL ON DATE OF

January 12, 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 3414 - 4TH AVENUE

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF SACRA-
MENTO:

SECTION 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 3414 - 4th Avenue, which is owned by the City.

SECTION 2. The City will reimburse the Agency for its expenses in connection therewith in an amount not to exceed Seven Thousand Four Hundred Dollars (\$7,400.00).

MAYOR

APPROVED
BY THE CITY COUNCIL

JAN 12 1982

OFFICE OF THE
CITY CLERK

ATTEST:

CITY CLERK

SBEL S P HAL

DISPOSITION BUDGET
3414 - 4th Avenue
FIRE STATION NO. 6

1. Appraisal (MAI)		\$1,500
2. Advertising (4 times in a Sacramento newspaper - 3" block)		550
3. Title report		90
4. Printing		150
5. Postage		30
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. Adm. & O.H. at 85%	<u>2,027</u>	
Total staff		4,410
7. Contingency at 10%		<u>670</u>
	TOTAL.....	\$7,400

SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY
 RESEARCH AND DEVELOPMENT DIVISION
 WORK ASSIGNMENT/PROGRAM REPORT

Department Redevelopment (2400)

Project Disposition of 3414-4th Avenue

Responsible staff Notestine

Supervisor Pope

Updated Day Month Year

- Legislative Approvals and Dates:
1. Authorization for Agency
 2. Disposition 12/29/81
 3.

Project Type

City Redevelopment

County Housing

Grant

Technical

Legend

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

Project Budget Construction Bid Amount Expenditures to date Funding Source

\$ 7400.00 \$ \$ \$

Major Steps	Year 1981			Year 1982												Year 1983											
	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		
1. Appraisal				●●●●●●●●																							
2. Proposal Preparation				●●●●●●●●																							
3. Advertisement							●●●●●●●●																				
4. Tentative Selection										●●●●●●●●																	
5. Contract Monitoring through Construction													●●●●●●●●●●●●●●●●●●														