

# RESOLUTION NO. 88-061

ADOPTED BY THE REDEVELOPMENT AGENCY OF THE CITY OF SACRAMENTO

ON DATE OF

August 23, 1988

APPROVAL OF NATIONAL GUARD ASSOCIATION OF CALIFORNIA  
AS DEVELOPER OF THE CALIFORNIA NATIONAL GUARD CITIZEN  
SOLDIER MUSEUM LOCATED AT 1117-1125 SECOND STREET  
IN OLD SACRAMENTO

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

Section 1: Subject to Section 5, the National Guard Association of California ("NGAC") is hereby selected and approved as the developer of Agency Parcels 103-107 (1117-1125 Second Street) in Old Sacramento.

Section 2: Subject to Section 5, the proposed use as a California National Guard Citizen-Soldier Museum is consistent with authorized uses in Old Sacramento and the project shall be managed by the NGAC in substantial conformity with the Museum/Administration Proposal by National Guard Association of California, Rev. July 1988, as submitted by NGAC, as described in Attachment 1 attached hereto.

Section 3: Subject to Section 5, the Executive Director is hereby authorized to transfer ownership of Agency's Old Sacramento parcels 103-107, inclusive to NGAC for the purchase price of \$20,614 in accordance with the payment schedule listed below and under other terms and conditions as negotiated between the Executive Director and NGAC.

Section 4: The Executive Director is hereby authorized to enter into and execute any contracts or other agreements necessary to carry out the actions described in this resolution.

Section 5: The actions described in Sections 1 through 4 of this resolution are authorized on the condition that NGAC is successful in securing permanent financing from non-Agency sources to undertake the development of the project. If the NGAC (or any successor in interest) is unable within 12 months of the effective date of this resolution to secure permanent financing which, in the opinion of the Executive Director, will allow NGAC to develop the project (as proposed and described in

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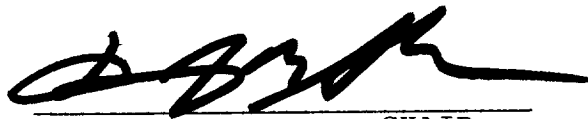
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Attachment 1), all the Agency agreements with NGAC relating to the project shall be automatically terminated and voided.

July 1, 1991 . . .	\$2,900
July 1, 1992 . . .	\$2,900
July 1, 1993 . . .	\$7,407
July 1, 1994 . . .	\$7,407

Section 6: The final construction plans for the reconstruction of the historic building to be built upon Old Sacramento parcels 103-107 as a mixed use building are hereby approved.

Section 7: This resolution shall become effective immediately upon adoption.



VICE CHAIR

**DAVID M. SHORE**

ATTEST:



SECRETARY

1100WPP2(108)

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SUMMARY STATEMENT OF DEVELOPMENT STANDARDS

III. ENVIRONMENT REQUIREMENTS

The environment for Old Sacramento will derive a major portion of its character from the physical development of the total area. This physical development has been carefully studied and subsequently designed by a team of Agency staff and consultants. In order to insure that all the plans will be established in conformance with the designed environment, the architectural and planning requirements must be followed.

Because of the unique nature of the redevelopment activity in the historic area, it is impractical to state here all development standards. All specific development questions should be directed to : Theodore R. Leonard, Project Manager - Old Sacramento, Sacramento Housing and Redevelopment Agency, 630 "I" Street, Sacramento, CA 95814 (916) 440-1320.

IV. GENERAL DEVELOPMENT COMMENTS

- A. When economically feasible, it is preferred (but not required) that the intended use(s) be the original historical use(s).
- B. Where the historical use was a hotel, rooms or apartments, an agreement relative to parking may be negotiated with the City.
- C. The final design and construction of any service courts is to be at developer's cost.
- D. The under sidewalk area is City property, but is available for private use by the issuance by the City of a revocable permit. Where new reinforced concrete structures have been installed by the Agency, supporting the wooden sidewalks a one-time charge of \$25.00/front foot is charged and is to be part of the close of escrow.

V. SPECIFIC DEVELOPMENT INFORMATION

- A. Gross square footage of building to be reconstructed (approximate).

First level	3,808.22
Second level	3,808.22
Third level	1,619.81
Total (approximate)	9,236.25 sq/ft

Historically, this vacant site was occupied by five (5) separate buildings, each constructed with 100% lot coverage. The reconstructed building(s), may be constructed in any combination of interior building spaces or as a single building without interior building separation walls. However, the individual building facades shall be reconstructed as individual building facades.

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SCOPE OF DEVELOPMENT

1. The Redeveloper shall reconstruct the buildings (Parcel No. 103 - 107) based on approved schematic and historical documentation of the Redevelopment Agency and its consultants. The structure will consist of approximately 9,236.25 square feet in a two and three-level building.

All reconstruction work will be completed in accordance with Agency plans and specifications, and consultant studies and as approved by the Agency. Plans and specifications or modifications of existing plans for specific reconstruction work shall be prepared by the selected developer and an architect licensed in the State of California. The architect shall also supervise and approve the entire reconstruction project from the Preliminary Plan stage through construction completion for compliance with plans and specifications. Such supervision shall include periodic on-the-job inspection. Specific reconstruction work shall be done pursuant to a contract with a contractor licensed in the State of California.

2. Redeveloper agrees that the use of the structure shall comply with the prescribed uses per redevelopment plan for project area.
3. Redeveloper and its successors and assigns, agrees not to occupy or allow to be occupied, any portion of the street level floor for any use other than retail without the prior written consent of the Agency, and agrees not to occupy or lease any portion of the building for any use, change in use, or change in tenancy, which requires a liquor license without the prior written consent of the Alcoholic Beverage Control Board (A.B.C.).
4. Redeveloper agrees not to allow any use for which a special permit is required without the prior written consent of the Agency.

Notwithstanding any other provisions of the Agreement, in the event the Redeveloper, and its successors and assigns, changes the intended or actual uses of the buildings from the uses specified in Paragraph 2 above without the written consent of the Agency, the Agency may elect, at its option:

- (a) Prior to conveyance of the Phase I Property, to terminate the Agreement in the manner provided in Section 703 of Part II of the agreement;
- (b) Prior to completion of the improvements on the Phase I Property, to re-enter and take possession of the Property and terminate (and re-vest in the Agency) the estate conveyed by the Deed to the Redeveloper in the manner provided in Section 704 of Part II of the Agreement; and

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(continued)

- (c) Subsequent to completion of the Improvements on the Phase I Property, and for a period of two (2) years from the date of such completion, to demand of and receive from the Redeveloper, its successors and assigns, the sum of FIFTY DOLLARS (\$50.00) per day as liquidated damages for each day an unpermitted use remains in operation. Agency and Redeveloper agree that the damage to the Agency resulting from an unpermitted use would be impracticable or extremely difficult to fix, and that said sum of FIFTY DOLLARS (\$50.00) per day is a fair and reasonable estimate of the loss which would be suffered by the Agency.
5. Redeveloper agrees that during the period of reconstruction, and until the reconstruction of the building is completed, the Redeveloper shall require its contractors, subcontractors, agents and employees, and the agents and employees of such contractors and subcontractors to park their personal vehicles in parking areas other than on-street parking spaces in the Old Sacramento Historic Area.

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