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# Sacramento Commission of History and Science

Representing the communities of Sacramento County, the City of Sacramento, Folsom, Isleton, and Galt

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## Sacramento Commission of History and Science Presentation

\* Commission background:

- a) Rebuilding the History and Science Commission
- b) 1998 yearly report
- c) Mission Statement

\* Goals of the Commission:

**GOAL I:**

Act in an advisory capacity to the City Council and Board of Supervisors on matters pertaining to history and science.

**GOAL II:**

Cooperated with other city and county agencies and organizations in matters related to history and science, including issues of preservation, education and funding.

**GOAL III:**

Encourage and promote programs and activities that enhance public understanding, support and appreciation of history and science.

\* Commission Committees:

- a) Executive
- b) Education / Community Outreach ( presentation )
- c) City Preservation Ordinance
- d) Cultural Survey ( presentation )
- e) Cultural / Environmental Review

\* Closing: ( presentation )

## COMMISSION BACKGROUND

### Rebuilding the Commission:

Included is a copy of the City / County ordinance which outlines the ideals that were set forth with the reorganization of this Commission in 1990. Also included is a copy of the Mission Statement of the Sacramento Commission of History and Science:

When the History and Science Commission was created in 1990, there was a definite purpose that was utilized by both the City Council and County Board of Supervisors. During the past few years, the Commission seemed to lose focus or energy as some commissions do.

In March of 1997, the Commission was having trouble operating with almost half of its seats vacant. In cooperations with the Sacramento Archives and Museum Collection Center, the Sacramento History and Science Commission hosted a community forum to discuss the purpose of the commission. Approximately 30 community members participated in a half day forum in which the majority voiced the opinion that the Commission needed to be reactivated and serve the purpose that was originally set forth with the creation of the May 1990 Ordinance.

Over the past year and a half, the commission has been reactivated and currently enjoys a full membership of 14 members. The commission currently has numerous committees that are very dedicated to maintaining the original Mission of the Commission set forth with the City / County Ordinance.

### 1998 Yearly report:

- In January, we started out the year with a wonderful "Sesquicentennial Gold Rush Dinner". This event was very well attended and very well received being our first event. We were able to raise \$750.00 which was given to Sutter's Fort to help with their Sesquicentennial kick-off. I would like to once again thank Kay Knepprath, Melanie Conover and Evelyn Anderson for a wonderful job setting up this fun evening. I would also like to extend thanks once more to the Sacramento County Historical Society for co-sponsoring this event.
- In January, the Commission issued its first Community Newsletter. While very well received by the community, the funding vehicle for this project as yet to be established. At this time, the Newsletter project is on hold while I explore other avenues of funding.
- In February, the Commission made its first appearance in front of the County Board of Supervisors. The County Supervisors were very thankful to hear that the Commission had been "re-energized". In March, the County Board asked the "2nd Great Gold Rush" committee to use the Commission as an official advisory board.
- In April, the *Education Committee* hosted their first Teachers Workshop. Cynthia Collins, Lucinda Woodward, Lew Heinrich Jr. and John Burns did an outstanding job in providing information to teachers in a format that was both enjoyable and useful. Attendance for the first workshop was around 35-40 teachers.

- The *Cultural Survey Committee*, in conjunction with City staff, has approached the Sacramento County Board of Education to update the existing 1983 Sacramento Cultural Survey, currently archived at SAMCC. With funding from the County, City and Board, the Cultural Survey will be digitized and placed on the Board of Educations's web site for Internet use by educators, researchers, and cultural groups in California and world wide.
- The *Sites and Landmarks* committee continues to address the County of Sacramento as to their plans to implement the Cultural Resource section of the County General Plan. This is a long and arduous task and my thanks go out to Tony Mihanovich and his committee for tackling this issue to see if there is any chance of developing a vehicle to implement the cultural resources element of the County General Plan. This committee is also undertaking the review of the draft of the City of Sacramento preservation ordinance.
- This past summer, the Commission made its first attempt to secure funding for projects. The Commission put together a proposal for the County Board of Supervisors with a request for \$31,000. This fall, The Sacramento County Board of Supervisors granted our request and gave the Commission \$26,000 for projects. This is the first time that the Commission has received any monies from the City or County for projects. This City of Sacramento has also contributed to Commission projects with an additional \$10,000.
- In September, Bill Anderson of Folsom was appointed to the Commission by the County Board of Supervisors to fill the Folsom/Isleton/Galt seat on the Commission. This appointment marks the first time in past number of years that the Commission has enjoyed a full membership.
- In November, the Commission co-hosted the 9th annual SAMCC Open House. What a wonderful event this was. Conservative estimates put the attendance of approximately 1000 people. This event was extremely successful and showed that the interest in local History is again on the rise.
- Also In November, the *Education Committee* hosted their 2nd "Teachers Workshop". This was a great event with 40 teachers in attendance. My hat is off once again to Cynthia Collins, Lucinda Woodward, Lew Heinrich Jr., and John Burns for an outstanding job.

## MISSION STATEMENT

It is the purpose of the Sacramento Commission of History and Science to advised, educate, inform and advocate to the elected officials and administration of the City and County of Sacramento on issues and services in the areas of history and science. The Commission works in cooperation with existing city and county agencies and local organizations to encourage and promote programs and activities that enhance public understanding, support and appreciation of history and science.

GOAL I: Act in an advisory capacity to the City Council and Board of Supervisors on matters pertaining to history and science.

Objective 1 Develop and maintain effective communication between the Commission and elected officials. Be pro-active in informing them of issues relating to history and science and the operation of the Commission. Provide timely annual reports as required by ordinance.

Objective 2 Define and establish an on-going role related to the Sacramento Archives and Museum Collection Center: protect public access to these resources.

Objective 3 Make recommendations to the Council and Board related to grants and programming in the area of history and science.

GOAL II: Cooperated with other city and county agencies and organizations in matters related to history and science, including issues of preservation, education and funding.

Objective 1 Develop a program and standards for the establishment and preservation of sites and landmarks of historical and scientific significance.

Objective 2 Establish a role for the Commission in the local planning process.

Objective 3 Develop and maintain working relationships with principal history and science organizations throughout the County.

Objective 4 Develop and maintain effective communication between the Commission and elected officials and administration of the cities of Folsom, Isleton and Galt and any other incorporated cities within the County.

GOAL III: Encourage and promote programs and activities that enhance public understanding, support and appreciation of history and science.

Objective 1 Promote collaborative ventures among the numerous historical and scientific organizations in the County.

Objective 2 Promote our role as a public forum to increase the general public's awareness about history and science issues and concerns and to provide an opportunity for problem solving.

Objective 3 Establish effective relationships with local media to further issues of history and science.

## **COMMISSION COMMITTEES**

### **EXECUTIVE:**

The Executive Committee generally meets every other month to discuss current issues in discussion with the full Commission. The Committee also discusses the direction in which the Commission is directing its energies and resources. The Chair then gives a report to the full Commission of any discussion of the Executive Committee.

### **EDUCATION:**

The Education Committee has formulated a series of "Teachers Workshops". These workshops are presented quarterly for educators at all levels in which California History is taught. The Education Committee set out to find out what kind of information the educators needed and formed their presentation / workshops around the current California State Educational Guidelines.

### **COMMUNITY OUTREACH:**

The Community Outreach committee is a recently formed committee set up to help Neighborhoods in Sacramento County help to maintain their identity. This will be done by holding a series of training seminars with the assistance of SAMCC. At these training seminars, each Neighborhood will be given a "Photo Board" of historic photos from that neighborhood. The groups will be shown how to research and develop their own photo boards with the help of SAMCC staff. These photo boards will then be available for community events.

### **CITY PRESERVATION ORDINANCE:**

This committee is currently reviewing the City of Sacramento draft for the new City Preservation Ordinance. This committee is responsible to report to the full Commission as to any appropriate comments or concerns that need to be addressed to the City of Sacramento Preservation Director.

### **CULTURAL SURVEY PROJECT:**

The Cultural Survey Committee, in conjunction with City staff, has approached the Sacramento County Board of Education to update the existing 1983 Sacramento Cultural Survey, currently archived at SAMCC. With funding from the County, City, and Board, the Cultural Survey will be digitized and placed on the Board of Education's web site for Internet use by educators, researchers, and cultural groups in California and world wide.

### **CULTURAL / ENVIRONMENTAL REVIEW:**

This committee is designed to review planning developments in the Sacramento County region that have aspects that may affect historical or cultural resources. This committee is responsible to review and present to the full Commission any concerns. The Commission will then forward on any comments or concerns to the appropriate agency.



CAPITOL AREA  
DEVELOPMENT  
AUTHORITY

1530 Capitol Ave. Sacramento, CA 95814 (916) 322-2114 FAX: (916) 441-1804

February 25, 1999

Clifford Allenby, Acting Director  
Department of General Services  
1325 J Street, Suite 1910  
Sacramento, CA 95814

Honorable Joe Serna, Mayor  
City of Sacramento  
915 I Street  
Sacramento, Ca. 95814

Dear Mayor Serna and Acting Director Allenby:

We are pleased to present CADA's FY 1998-99 Midyear Report. 1998 ended on a high note for CADA, as well as for the entire Capitol Area. Highlights of activity for the period include:

- CADA's finalization of development agreements for the Capitol Park Homes (64 single family, ownership homes) on the blocks bound by 13th/14th, P/Q Streets and the Fremont Building (69 rental units above retail space) on 16th Street.
- CADA has awarded an exclusive right to negotiate to Royal Guest for the redevelopment of the Capitol Vue Hotel on the corner of 16<sup>th</sup> and N Streets.
- CADA's RFQ for the adaptive reuse of the CADA Warehouse prompted seven excellent responses.
- Groundbreaking for the new state garage at 14<sup>th</sup> and P Streets which will service the parking demands of the East End State Office project. In addition to returning property which CADA has held in stewardship for the state until needed, CADA will relocate its administrative offices to the commercial component of the structure, ensuring the State of a viable tenant.
- The finalization of the Memorandum of Understanding signed between State and the City regarding the use of the East End EIR Housing Mitigation Funds.

In addition to an excellent year on the development side, CADA continues to succeed in other areas. Residential and parking tenancy are at record high levels. Customer service is excellent as demonstrated by tenant surveys. More funds are being committed to capital improvements and programs to assure that people of all income levels have residential opportunities in the Capitol Area. For the first time in its history, CADA is able to buy land from the State and sell it to facilitate development.

CADA is doing all this while meeting the challenges of substantial reductions in its traditional revenue streams. As we go forward to meet our challenges in the months ahead, we appreciate the leadership and support of our two institutional partners, the State of California and the City of Sacramento.

Sincerely,

John H. Hodgson II, Chairperson  
CADA Board of Directors

Ronald L. Alvarado  
Executive Director

BOARD OF DIRECTORS

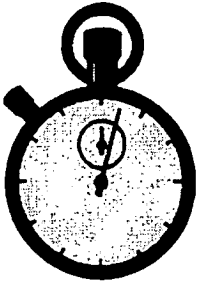
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## ***how we are using our time***

<i>June/July</i>	<p>CADA finalized agreements for the development of the Capitol Park Homes (64 single family for sale homes) on blocks bounded by 13<sup>th</sup>/14<sup>th</sup>, P/Q Streets and the Fremont Building (a 69 rental unit mixed-use) on 16<sup>th</sup> Street between O &amp; P Streets. These two projects will increase home ownership and rental opportunities in the Capitol Area. In addition the Fremont Building will contribute to the improvement of the 16<sup>th</sup> Street streetscape.</p> <p>CADA executed agreements to purchase the land for these projects from the State under the provisions of AB666. This will result in land sale proceeds being returned to the State general fund.</p>
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*July - August* | CADA and its partners, the State of California and the City of Sacramento, celebrated 20 years of achievement in removing blight and creating new development in the Capitol Park Neighborhood.

<i>September</i>	<p>The State broke ground on the first phase of the East End project, a new garage at 14<sup>th</sup> and P Streets. In addition to returning property which CADA has held in stewardship for the state until needed, CADA will relocate its administrative office to the commercial component of the structure, ensuring the State of a viable tenant.</p>
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*October* | CADA published a Request for Qualifications (RFQ) for the adaptive reuse of the CADA Warehouse, 1108 R Street resulting in seven excellent responses from qualified developers.

<i>November</i>	<p>The Board of Directors adopted a resolution in support of a technical agreement between the State of California and the City of Sacramento relative to the East End Project housing mitigation funds.</p>
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*December* | CADA Board awarded an Exclusive Right to Negotiate for the adaptive reuse of the Capitol Vue Hotel to Royal Guest. The Board reviewed presentations of qualifications from the three Warehouse development project finalists.



## how we are using our funds

### General Fund Operations Report for period ending December 31, 1998 (unaudited)

General Fund (1)	1998-99 Budget	Budget Year to Date	Actual Year to Date
<b>Source of Funds</b>			
Direct Managed Properties (2)	\$3,370,000	\$1,685,000	\$1,753,764
Ground Lease Properties (3)	121,000	60,500	143,457
Tax Increment (4)	440,000	220,000	13,471
Other	293,000	146,500	65,409
Prior Year Net Gain (5)	546,000	546,000	546,000
<b>Total</b>	<b>\$4,770,000</b>	<b>\$2,658,000</b>	<b>\$2,522,101</b>
<b>Expenses</b>			
Employee Services and Benefits	\$1,928,800	\$ 964,400	\$ 733,623
Repairs and Maintenance	625,500	312,750	216,229
Outside Services	743,200	371,600	314,426
Utilities	410,000	205,000	164,478
Debt	329,000	164,500	188,204
Overhead	366,500	183,250	127,559
Contributions (to other CADA funds)	367,000	359,000	351,000
<b>Total</b>	<b>\$4,770,000</b>	<b>\$2,560,500</b>	<b>\$2,095,519</b>

#### Notes

- (1) General Fund: In addition to its General Fund, CADA also manages a combined Special Management Fund Budget of \$618,104 and a Major Construction Fund Budget of \$370,946.
- (2) Direct Managed Properties: Revenue from properties CADA manages discounted by projected vacancies/ delinquencies factors and costs of CADA's Rental Subsidy Program.
- (3) Ground Lease Properties: Revenue which CADA receives from holders of development ground leases.
- (4) Tax Increment: Funds which CADA receives from the County for taxes generated in its redevelopment project boundaries. These funds are distributed by the County in January and May.
- (5) Prior Year Net Gain: Funds generated in the prior year which CADA may utilize to meet expenses in the current year.





## how we are doing

### Key 1998 Business Plan Actions

Determine fair market land values by obtaining appraisals for the CADA Warehouse site, 14 <sup>th</sup> and O Street site and 17 <sup>th</sup> and N Street Site.	<i>Partially completed</i> Warehouse appraisal completed. Other appraisals deferred.
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Begin negotiating with the State Department of General Services on terms for a lease option or other instruments for control of residential sites.

*Partially completed*  
Lease-option for Warehouse included in MOU regarding potential sale of land underlying the Warehouse. Control of other sites incorporated into draft amendment of CADA Master Lease now in State review.

Release RFO for the Warehouse Project that is consistent with the Capitol Park Neighborhood Design Plan in the period of July to Sept. 1998	<i>Completed</i> October RFO prompted seven excellent responses. Holiday Development/Regis Homes awarded exclusive right to negotiate in January 1999.
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Release RFP for development of 17<sup>th</sup> and N Street Site between October/December, 1998.

*Deferred*  
Opportunities may be enhanced by East End EIR and Housing Mitigation Agreement.

Continue pre-development process for 14 <sup>th</sup> and O Street site	<i>On-going</i> Development of East End project at diagonal corner may make timing an important consideration in timing and feasibility of development.
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Explore with the State the potential of leasing the ground floor of new 14<sup>th</sup> and P Street garage for CADA Administrative Office.

*Completed*  
MOU regarding CADA lease terms for the commercial space executed in December 1998.

Modify CADA's strategic plan to reflect the priorities and strategies reflected in these actions	<i>Not necessary</i> With the exception of modifying strategy regarding consolidation of administrative and maintenance offices, all other actions consistent with the Strategic Plan.
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#### Other Achievements

- In 1998 CADA increased its residential occupancy rate from 95% to 96%.
- In 1998 CADA has increased its overall commitment to affordable housing provided through its rental subsidy program by approximately \$100,000. This \$460,000 annual commitment is funded through CADA's direct contribution as well as investment from external funding sources (i.e. Section 8 certificates)
- In 1998 CADA increased its capital improvements budget by 28 percent.