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SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

August 13, 1980

CITY MANAGER'S OFFICE
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Redevelopment Agency of the
City of Sacramento
915 I Street
Sacramento, CA 95814

CITY GOVERNING BOARD
PHILLIP L. ISENBERG, MAYOR
LLOYD CONNELLY
BLAINE H. FISHER
THOMAS R. HOEBER
DOUGLAS N. POPE
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Honorable Members in Session:

SUBJECT: PUBLIC HEARING on Disposition of Real Property
Block 133, Parcels 1 and 14, Del Paso Heights
Purchaser: Clark Scott Hall, Jr., an individual
DBA Hallcraft Construction

SUMMARY

COUNTY GOVERNING BOARD
ILLA COLLIN
C. TOBIAS (TOBY) JOHNSON
JOSEPH E. (TED) SHEEDY
SANDRA R. SMOLEY
FRED G. WADE

EXECUTIVE DIRECTOR
WILLIAM G. SELINE

P.O. Box 1834
SACRAMENTO, CA 95809
630 I STREET
SACRAMENTO, CA 95814
(916) 444-9210

Attached is a resolution to be adopted subsequent to the public hearing by which you approve the selection of Clark Scott Hall, Jr., an individual doing business as Hallcraft Construction, as the developer of Parcels 1 and 14 in Block 133, block bounded by Roanoke Avenue, South Avenue, Cypress Street and Branch Street in the Del Paso Heights Redevelopment Project. The attached resolution also authorizes execution of the Contract for Sale of Land in connection with this disposition.

BACKGROUND

The Purchaser proposes to construct on the sites single family residences containing approximately 1,148 sq.ft. The homes will contain three bedrooms and two baths. The purchase price for the two sites is \$4,000.00. The proposed Purchaser has submitted a Good Faith Deposit in the amount of \$200, representing five percent of the purchase price. This Deposit will be held by the Agency until completion of the improvements to the satisfaction of the Agency.

VOTE AND RECOMMENDATION OF COMMISSION

At its meeting of August 18, 1980, the Sacramento Housing and Redevelopment Commission, following Public Hearing,

APPROVED
SACRAMENTO REDEVELOPMENT AGENCY

Date

8/26/80

8-26-80

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adopted a motion recommending that you take the above mentioned action. The vote was as follows:

AYES: Knepprath, Luevano, A. Miller, Serna, Walton, B. Miller

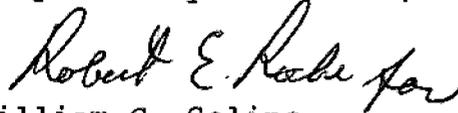
NOES: None

ABSENT: Coleman, Fisher, Teramoto

RECOMMENDATION

It is my recommendation that you adopt the attached resolution.

Respectfully submitted,



William G. Seline
EXECUTIVE DIRECTOR

TRANSMITTAL TO COUNCIL:



WALTER J. SLUPE, City Manager

Contact Person: William Aguirre

REDEVELOPER'S STATEMENT FOR PUBLIC DISCLOSURE¹

REDEVELOPER AND LAND

1. a. Name of Redeveloper: Clark S. Hall, Jr. dba Hallcraft Construction
 b. Address and ZIP Code of Redeveloper: P.O. Box 60828, Sacramento, Ca. 95860
 c. IRS Number of Redeveloper: 94-6440513

2. The land on which the Redeveloper proposes to enter into a contract for, or understanding with respect to, the purchase or lease of land from

Sacramento Housing and Redevelopment Agency
 (Name of Local Public Agency)

in Del Paso Heights, California
 (Name of Urban Renewal or Redevelopment Project Area)

in the City of Sacramento, State of California,
 is described as follows²

~~Two~~ Four 6,000 sq. ft. parcels; ~~two parcels located on northwest corner of Haywood St. & Roanoke (Block 103, parcels 12 & 13);~~ one parcel located on southeast corner of Cypress St. & Roanoke & one parcel located on northwest corner of Cypress St. & South Ave., (Block 133, parcels 1 & 14) R-1 zone.

3. If the Redeveloper is not an individual doing business under his own name, the Redeveloper has the status indicated below and is organized or operating under the laws of _____:

- A corporation.
 A nonprofit or charitable institution or corporation.
 A partnership known as
 A business association or a joint venture known as
 A Federal, State, or local government or instrumentality thereof.
 Other (explain) Individual, dba Hallcraft Construction

4. If the Redeveloper is not an individual or a government agency or instrumentality, give date of organization:

5. Names, addresses, title of position (if any), and nature and extent of the interest of the officers and principal members, shareholders, and investors of the Redeveloper, other than a government agency or instrumentality, are set forth as follows:

¹Space on this form is inadequate for any requested information, it should be furnished on an attached page which is referred to under the appropriate numbered item on the form.
²Any convenient means of identifying the land (such as block and lot numbers or street boundaries) is sufficient. A description by metes and bounds or other technical description is acceptable, but not required.

- a. If the Redeveloper is a corporation, the officers, directors or trustees, and each stockholder owning more than 10% of any class of stock¹
- b. If the Redeveloper is a nonprofit or charitable institution or corporation, the members who constitute the board of trustees or board of directors or similar governing body.
- c. If the Redeveloper is a partnership, each partner, whether a general or limited partner, and either the percent of interest or a description of the character and extent of interest.
- d. If the Redeveloper is a business association or a joint venture, each participant and either the percent of interest or a description of the character and extent of interest.
- e. If the Redeveloper is some other entity, the officers, the members of the governing body, and each person having an interest of more than 10%.

NAME, ADDRESS, AND ZIP CODE

POSITION TITLE (if any) AND PERCENT OF INTEREST OR DESCRIPTION OF CHARACTER AND EXTENT OF INTEREST

NONE

6. Name, address, and nature and extent of interest of each person or entity (not named in response to Item 5) who has a beneficial interest in any of the shareholders or investors named in response to Item 5 which gives such person or entity more than a computed 10% interest in the Redeveloper (for example, more than 20% of the stock in a corporation which holds 50% of the stock of the Redeveloper; or more than 50% of the stock in a corporation which holds 20% of the stock of the Redeveloper):

NAME, ADDRESS, AND ZIP CODE

DESCRIPTION OF CHARACTER AND EXTENT OF INTEREST

NONE

7. Names (if not given above) of officers and directors or trustees of any corporation or firm listed under Item 5 or Item 6 above:

NONE

B. RESIDENTIAL REDEVELOPMENT OR REHABILITATION

(The Redeveloper is to furnish the following information, but only if land is to be redeveloped or rehabilitated in whole or in part for residential purposes.)

¹ If a corporation is required to file periodic reports with the Federal Securities and Exchange Commission under Section 13 of the Securities Exchange Act of 1934, so state under this Item 5. In such case, the information referred to in this Item 5 and in Items 6 and 7 is not required to be furnished.

1. State the Redeveloper's estimates, exclusive of payment for the land, for:

- a. Total cost of any residential redevelopment. \$ 152,000.
- b. Cost per dwelling unit of any residential redevelopment. \$ 38,000.
- c. Total cost of any residential rehabilitation \$ -0-
- d. Cost per dwelling unit of any residential rehabilitation \$ 40,000.

2. a. State the Redeveloper's estimate of the average monthly rental (if to be rented) or average sale price (if to be sold) for each type and size of dwelling unit involved in such redevelopment or rehabilitation:

<u>TYPE AND SIZE OF DWELLING UNIT</u>	<u>ESTIMATED AVERAGE MONTHLY RENTAL</u>	<u>ESTIMATED AVERAGE SALE PRICE</u>
3 Bedrooms, 2 Baths, 1148 sq. ft.	-0-	\$52,900.

b. State the utilities and parking facilities, if any, included in the foregoing estimates of rentals:

None

- c. State equipment, such as refrigerators, washing machines, air conditioners, if any, included in the foregoing estimates of sales prices: Build In Range/^{Oven} Dishwasher, Garbage Disp. A/c-Heat Pump

CERTIFICATION

I (We) Clark S. Hall, Jr. dba Hallcraft Construction

certify that this Redeveloper's Statement for Public Disclosure is true and correct to the best of my (our) knowledge and belief.²

Dated: July 17, 1980

Dated: _____

Clark S. Hall, Jr.
Signature

Signature

Contractor
Title

Title

P.O. Box 60828, Sacto., Ca.
Address and ZIP Code 95860

Address and ZIP Code

¹ If the Redeveloper is an individual, this statement should be signed by such individual; if a partnership, by one of the partners; if a corporation or other entity, by one of its chief officers having knowledge of the facts required by this statement.
² Penalty for False Certification: Section 1001, Title 18, of the U.S. Code, provides a fine of not more than \$10,000 or imprisonment for knowingly and willfully making or using any false writing or document, knowing

EXHIBIT "E"

SCHEDULE OF PERFORMANCES

1. Purchaser shall submit Final Plans to the Agency for approval. Within thirty (30) days after the effective date of the Agreement.
2. Agency shall approve or disapprove Purchaser's Final Plans. Within thirty (30) days after submission of such Plans.
3. Purchaser shall submit Evidence of Financing to the Agency for approval. Within thirty (30) days after the Agency approves Purchaser's Final Plans.
4. Agency shall approve or disapprove Purchaser's Evidence of Financing. Within two (2) weeks after submission of such Evidence of Financing.
5. Purchaser shall deposit the Purchase Price for the Property into escrow. Within two (2) weeks after Agency approves Purchaser's Evidence of Financing.
6. Agency shall deposit the Deed into escrow. Within two (2) weeks after Agency approves Purchaser's Evidence of Financing.
7. The Purchase Price shall be paid to the Agency, the Deed delivered to the Purchaser, and escrow shall be closed. Within seven (7) days after the Deed has been deposited into escrow.
8. Purchaser shall commence construction of the Improvements. Within one (1) month after the close of escrow.
9. Purchaser shall complete construction of the Improvements. Within three (3) months after the commencement of construction.

EXHIBIT "F"

SCOPE OF DEVELOPMENT

Purchaser shall construct single family residences on the Property in accordance with Design Standards adopted by the Agency, the Redevelopment Plan and the Declaration of Restrictions.

The homes, containing approximately 1,148 square feet, will contain three bedrooms and 2 baths.

RESOLUTION NO. 2935

Adopted by the Redevelopment Agency of the City of Sacramento

August 26, 1980

APPROVING FINAL SELECTION OF PURCHASER AND
AUTHORIZING EXECUTION OF CONTRACT FOR SALE OF LAND
CLARK SCOTT HALL, JR., DBA HALLCRAFT CONSTRUCTION
DEL PASO HEIGHTS PROJECT

WHEREAS, the Redevelopment Agency of the City of Sacramento is presently engaged in carrying out the redevelopment of the Del Paso Heights Project, Project No. 5; and

WHEREAS, the Agency has received a proposal entitled "Contract for Sale of Land" (herein sometimes referred to as the "Proposal") from CLARK SCOTT HALL, JR., AN INDIVIDUAL DBA HALLCRAFT CONSTRUCTION (herein sometimes referred to as the "Purchaser") for the purchase from the Agency of the real property described herein; and

WHEREAS, pursuant to an advertisement for proposals for the development of said real property, other proposals were presented to the Sacramento Housing and Redevelopment Commission; and

WHEREAS, after reviewing said proposals, the Sacramento Housing and Redevelopment Commission recommended that the Governing Body of the Agency enter into a Contract for Sale of Land with Clark Scott Hall, Jr., an individual DBA Hallcraft Construction; and

WHEREAS, the Agency has examined data and analyzed various methods of disposing of said real property; and

WHEREAS, the said Contract for Sale of Land and a Statement for Public Disclosure have been filed with the Redevelopment Agency by the proposed Purchaser and have been available for public examination at the offices of this Agency for fourteen (14) days after public notice thereof; and

WHEREAS, based on said Statement for Public Disclosure, other information submitted to the Agency by the Purchaser, and information submitted by the staff, the Agency finds that the Purchaser can undertake and complete the development of said real property in accordance with the provisions of said Contract for Sale of Land; and

WHEREAS, a public hearing of said Proposal was duly held on August 26, 1980 by the Agency after notice as required by the California Health and Safety Code, Sections 33430 and 33431; and

WHEREAS, no other proposals were presented to the Agency at said public hearing, and no one appeared at said public hearing to contest or otherwise object to the Agency accepting said Proposal and entering into said Contract for Sale of Land with the Purchaser; and

WHEREAS, the Agency concluded that the public interest will best be served by disposing of such property to Clark Scott Hall, Jr., an individual DBA Hallcraft Construction.

APPROVED
SACRAMENTO REDEVELOPMENT AGENCY

Date 8/26/80

NOW, THEREFORE, BE IT RESOLVED BY THE REDEVELOPMENT AGENCY OF THE CITY OF SACRAMENTO:

Section 1. That certain real property in the Del Paso Heights Project, Project No. 5, described below, will be disposed of for redevelopment to CLARK SCOTT HALL, JR., an individual DBA HALLCRAFT CONSTRUCTION, substantially in accordance with the provisions of the Contract for Sale of Land submitted to the Agency by said Purchaser and considered by the Agency at the aforesaid public hearing and at this meeting:

All that certain real property as shown on the "Plat of Del Paso Heights", recorded in Book 12 of Maps, Map No. 1, and further described as Parcels 1 and 14 in Block 133, in the block bounded by Roanoke Avenue, South Avenue, Cypress Street and Branch Street.

Section 2. The disposition of land in accordance with the said Contract for Sale of Land is in accordance with this Agency's established land disposition policy, and is hereby determined to be in the best interest of the public and the City of Sacramento.

Section 3. It is hereby found and determined that the Purchaser possesses the qualifications and financial resources necessary to acquire and develop the land for uses in accordance with the Redevelopment Plan for Project No. 5.

Section 4. The Chairman and Secretary are hereby authorized to execute for and on behalf of this Agency, said Contract for Sale of Land, subject to the approval of Agency Counsel.

CHAIRMAN

ATTEST:

Robert E. ...
SECRETARY