



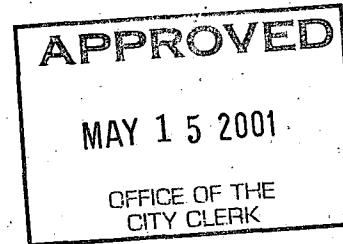
ECONOMIC DEVELOPMENT DEPARTMENT

CITY OF SACRAMENTO

1.17

May 15, 2001

City Council
Sacramento, California



Honorable Members in Session:

**SUBJECT: SACRAMENTO REGIONAL COUNTY SANITATION DISTRICT
ECONOMIC DEVELOPMENT TREATMENT CAPACITY BANK SEWER
CREDITS FOR EMBASSY SUITES HOTEL.**

LOCATION AND COUNCIL DISTRICT: District 1

RECOMMENDATION:

It is recommended that City Council approve a resolution awarding Sacramento Regional County Sanitation District (SRCSD) connection fee credits to the described full service hotel known as Embassy Suites Hotel.

CONTACT PERSONS: Matt Slavin, Economic Development Specialist, 264-2796
Kristan Otto, Economic Development Manager, 264-7948

FOR COUNCIL MEETING OF: May 15, 2001

SUMMARY:

The City of Sacramento's Economic Development Department recommends approval of the attached resolution awarding SRCSD sewer credits to a full service hotel to be known as Embassy Suites Hotel and located at 100 Capitol Mall (APN: 006-0133-012; 006-0133-013; 006-0133-0014; 006-0133-015; 006-0133-016). This candidate for sewer credits meet Council-approved criteria for the granting of sewer credits including location in a designated redevelopment area, catalyst project development, and job creation.

BACKGROUND INFORMATION:

On March 20, 2001, City Council authorized the City Manager to sign a Memorandum of Understanding (MOU) to initiate City participation in the Sacramento Regional County

Building on Our History ~ Creating The Place to Be.

Sanitation District Economic connection fee credits for award by the City. The MOU allocated a total of 7,971 Regional Sanitation sewer credits to the City of Sacramento for award by the City to qualifying development projects.

Approval of the MOU followed prior action by the City Council to approve Resolution No. 2000-539, which sets aside 85 percent of the City's sewer credit allocation, or 6,775 sewer credits, for award to economic development projects and established the following guidelines for award of City sewer credits:

A. General Guidelines

1. Projects located in redevelopment, CDBG, and/or infill development areas;
2. Projects that create additional employment;
3. Catalyst projects such as restaurants or high job creations projects that will further economic development efforts;
4. Credits may not be used as a means of attracting business from a neighboring jurisdiction that is a member of the Economic Development Treatment Capacity bank.

B. Commercial and Industrial projects located in one of the following geographic areas:

1. Neighborhood commercial corridors identified in the adopted City Economic Development Strategy;
2. Targeted key development opportunity sites identified in the adopted City Economic Development Strategy;
3. Redevelopment of CDBG eligible areas.

C. Low to moderate housing located in one of the following geographical areas:

1. Areas identified in the City's Infill Development Policy;
2. Redevelopment or CDBG eligible areas;
3. Areas consistent with the City's mixed Income Housing Ordinance.

On April 11, 2001, the City received an application from Embassy Suites Hotel requesting award of 116.6 sewer credits to be used for a full service hotel to be located at 100 Capitol Mall Downtown Sacramento. Award of the requested 116.6 sewer credits will reduce total Regional Sanitation fees to be paid for this project from \$280,306 (at \$2,404 apiece) to approximately \$107,621 (at \$923 apiece). As the applicant has already paid the amount of \$280,306.00 for Regional Sanitation for a sewer credit permit, approval of this resolutions will result in the applicant receiving a refund from Regional Sanitation for the difference between the two above sums.

Based upon a review of the application (Attachment 2), staff concludes that the applicant meets Council-approved objectives for the granting of sewer credits including location in a designated redevelopment area, catalyst project development, and job creation. Staff therefore recommends this project for award of sewer credits by City Council.

Award of a combined 116.6 sewer credits to Embassy Suites Hotel will leave a total of 6,633.66 sewer credits for future award by the City to support economic development projects.

FINANCIAL CONSIDERATIONS:

Approval of the resolution imposes no additional expense upon the City beyond the very minimal administrative costs associated with processing the approved credits.

ENVIRONMENTAL CONSIDERATIONS:

This project is subject to the environmental review process as part of approval of its development application.

POLICY CONSIDERATIONS:

The City of Sacramento views restaurants located within designated neighborhood commercial corridors that create new jobs as an important cornerstone of the City's economic development. Approval of the subject recommendation serves to promote this City policy objective.


ESBD CONSIDERATIONS:

No goods or services are being purchased.


Respectfully submitted,


KRISTAN OTTO
Economic Development Manager


APPROVED:


ANDREW J. PLESCIA
Economic Development Director

RECOMMENDATION APPROVED:


ROBERT P. THOMAS
City Manager

APPROVED:


THOMAS V. LEE
Deputy City Manager



SUBJECT SITE

ATTACHMENT 1

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Thomas Bros. Maps

SEE 297 MAP

SEE 297 MAP

GRID REFERENCES THIS PAGE ONLY

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CITY OF SACRAMENTO: Application for Economic Development Treatment Capacity Bank Sewer Credits

ECONOMIC DEVELOPMENT DEPARTMENT

Thank you for taking the time to complete this application. Please print or type your responses to the questions below. When complete, return to: Matthew I. Slavin, Office of Economic Development, City of Sacramento, by mail at 1030 Fifteenth Street, 2nd Floor. Sacramento, CA 95814; by email at mislavin@cityofsacramento.org; or by fax to 916-264-8161.

Please call Matt Slavin at 916-264-2796 with any questions as to eligibility for sewer credits or for assistance in completing the application.

1. Name of Business: EMBASSY SUITES HOTEL
2. Address for which Credits sought: 100 CAPITAL MALL
3. Assessor's Parcel Number: 006-0133-012 TO -016
4. Legal Name of Business Owner: SACRAMENTO HOTEL PARTNERS, LLC
5. Owner's Mailing Address: 100 SKRATOGA AVE., SUITE 300, SANTA CLARA, CA 95051
6. Owner's Phone Number: 408-249-2500 Owner's Fax Number: 408-249-2045
Owner's email address: JOHN@JMKINVESTMENTS.COM
7. Please describe the type of business or development project for which this application is being submitted: 242-ROOM, ALL SUITES, FULL SERVICE HOTEL TO BE OPERATED BY EMBASSY SUITES / PROMUS HOTEL CORP.
8. Has applicant received a Quotation from the Sacramento County Regional Sanitation District stating the number of ESDs that will be needed for the above-described project? Yes No . If Yes, please provide a copy of the Quote with this application. The City will not accept applications unless a Quote from Regional Sanitation is attached.
9. Is this application being submitted to permit a mixed-use development combining housing and business occupancies? Yes No . If Yes, additional documentation may be required.
10. Is this a new business at this location or an expansion of a business already existing at this location? New Expansion
11. How many new jobs will be created by this new business opening or expansion? Please do not include already existing jobs connected to this business: 150+
12. Are sewer credits being sought for a business relocating from another site within the Sacramento Metropolitan area? Yes No . If yes, what address relocating from?

13. Has the subject parcel been previously occupied by a residence and/or a business? Yes No . If yes, applicant may need to provide evidence documenting preexisting use.

Applicant's signature: _____

Date: 4-11-01Print Applicant's Name: JOHN KENTRIOTIS

To be completed by City: _____ Approved by: _____

Print Name and Title: _____

Date: _____

City Council Resolution Number: _____

SACRAMENTO HOTEL PARTNERS, LLC
 JMK INVESTMENTS, INC., TRUSTEE
 100 SARATOGA AVE., SUITE 300
 SANTA CLARA, CA 95051
 (408) 249-2500

usbank. 24-Hour Banking
 1-800-673-3555

90-2267/1211

001064

*TWO HUNDRED EIGHTY THOUSAND THREE HUNDRED SIX DOLLARS AND NO CENTS
 DATE AMOUNT

PAY
 TO THE
 ORDER
 OF

COUNTY OF SACRAMENTO

03/21/01

***280,306.00*

VOID AFTER 90 DAYS

C000022 THE REVERSE SIDE OF THIS DOCUMENT INCLUDES AN ARTIFICIAL WATERMARK. HOLD AT AN ANGLE TO VIEW.

⑈001064⑈ ⑆121122676⑆15349042742⑈



**Sacramento Regional
 County Sanitation
 District**

9660 Ecology Lane
 Sacramento, California
 95827-3881

Tel: (916) 875-6679
 Fax: (916) 875-6253

E-mail: rossd@pwa.co.sacramento.ca.us

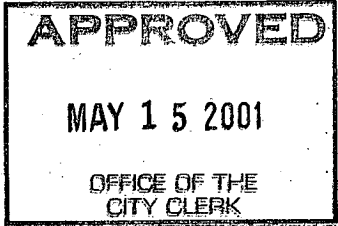
Dolores Ross
 Customer Service

Technology in balance with nature

COUNTY SANITATION DISTRICT NO. 1
 SACRAMENTO REGIONAL COUNTY SANITATION DISTRICT
 SEWER IMPACT FEE
 PERMIT AND CALCULATION SHEET

APPROVED 3-27-2001 BY [Signature]

APPLICATION NO:		BLDG PERMIT NO:	
GENERAL INFORMATION		THIS PERMIT GOOD ONLY WHEN VALIDATED BY THE CASHIER	
		THIS PERMIT TO CONNECT EXPIRES ONE YEAR FROM DATE OF ISSUANCE	
FEE CALCULATION		BUILDING USE	
INSPECTION	<input checked="" type="checkbox"/>	RESIDENTIAL SF <input type="checkbox"/>	MF <input type="checkbox"/>
CSD-1	<input checked="" type="checkbox"/>	COMMERCIAL USE	UNITS
SRCSO	280,306	EMBASSY SUITES	HOTEL
CONSTRUCTION			
IN-LIEU		116,6ESDs	
TOTAL FEE	\$280,306		
APN:	006-0133-012,016,017,018		
DESCRIPTION/SUBDIVISION	LOT:		
PROPERTY ADDRESS	100 CAPITAL MALL		
OWNER	SACRAMENTO HOTEL PARTNERS		
MAILING ADDRESS:			
CITY-STATE-ZIP	PHONE		
ADDITIONAL FEES MAY BE DUE IF CHANGES IN USE INCREASE SEWER IMPACT			
APPLICANT SIGNATURE			
CONSOLIDATED UTILITY BILLING USE ONLY			
ACCT	INPUT	START	



RESOLUTION NO. 2001-294
ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF _____

**A RESOLUTION AWARDED ECONOMIC DEVELOPMENT
TREATMENT CAPACITY BANK, HOUSING CONNECTION FEE
CREDITS BY SACRAMENTO REGIONAL COUNTY SANITATION
DISTRICT (SRCSD) FOR EMBASSY SUITES HOTEL.**

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF SACRAMENTO THAT:

WHEREAS, on March 20, 2001, City Council authorized the City Manager to sign a Memorandum Of Understanding (MOU) to initiate City participation in the Sacramento Regional County Sanitation District Economic Development Treatment Capacity Bank (CC2001-177);

WHEREAS, eighty five percent (85%), or 6,775 of the total 7,971 ESD's (Equivalent Single-family Dwelling units) made available to the City of Sacramento under the MOU are allocated for economic development projects, the award of which must be approved by City Council resolution;

WHEREAS, the full service hotel to be known as Embassy Suites Hotel and located at 100 Capitol Mall in Downtown Sacramento meets City economic development objectives including location in a designated redevelopment area, catalyst project development, and job creation;

NOW THEREFORE, be it resolved by the City Council of the City of Sacramento, as follows:

1. City Council hereby awards a maximum of 116.6 ESD credits from the Sacramento Regional County Sanitation District Economic Development Treatment Capacity Bank to the full service hotel to be known as Embassy Suites Hotel and located at 100 Capitol Mall in Downtown Sacramento (APN: 006-0133-012; 006-0133-013; 006-0133-014; 006-0133-015; 006-0133-016).
2. Any and all credits awarded herein to each individual recipient shall expire if said individual recipient has not paid its requisite sewer impact fee to SRCSD within one-year from the date of approval of this resolution
3. Any and all credits awarded herein to each individual recipient will also expire if said individual recipient has not been issued a building permit for its respective above referenced development project within one year after the date aforementioned sewer impact fees are paid to SRCSD.

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____
DATE ADOPTED: _____

4. Award herein of 116.6 sewer credits will leave a total of 6,633.66 sewer credits for future award by the City to support economic development projects.

MAYOR

ATTEST:

CITY CLERK

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____

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