

CITY OF SACRAMENTO



DEPARTMENT OF COMMUNITY SERVICES
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ROBERT P. THOMAS
DIRECTOR

CITY MANAGER'S OFFICE
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CROCKER ART MUSEUM DIVISION
GOLF DIVISION
METROPOLITAN ARTS DIVISION
MUSEUM AND HISTORY DIVISION
RECREATION DIVISION
PARKS DIVISION
ZOO DIVISION

May 24, 1982

City Council
Sacramento, California

Honorable Members in Session:

SUBJECT: Proposed Senior Gleaners, Inc. Agreement

APPROVED
BY THE CITY COUNCIL

JUN 1 1982

OFFICE OF THE
CITY CLERK

AG-81160

SUMMARY

This report recommends that the City of Sacramento enter into a lease of City-owned property with the Senior Gleaners, Inc. for the purpose of developing and operating a warehouse facility.

BACKGROUND INFORMATION

The City received a request from Senior Gleaners, Inc. to lease City-owned property located at Longview Drive and Interstate 880 (Exhibit A, attached) for the purpose of developing a warehouse facility. The City Council, at its meeting of January 5, 1982, adopted a resolution of intention (Exhibit B) to lease a 3.4± acre site to the Senior Gleaners, Inc. providing they have the financial capability and resources to construct and operate the proposed warehouse facility.

Senior Gleaners, Inc. is a self-help, non-profit organization, organized in 1976. There are 1,200 members over the age of 50 who contribute their time and talents to help others in need. The "Gleaners" gather surplus food items and commodities from fields, orchards, canneries, and warehouses and distribute them at no cost to over 45 charities and their members.

The Gleaners have demonstrated their ability to construct and operate the warehouse facility. It is now appropriate to follow through with the Council's intent and enter into a thirty-year land lease agreement with the Senior Gleaners, Inc. Major components of the agreement consist of the following:

1. Agreement is for a thirty-year period.
2. Rent due annually is \$10.00
3. Use of the land is limited to construction, maintenance and operation of a warehouse facility to support only activities presently conducted by the Senior Gleaners, Inc.

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Page Two

- 4. City approval of plans required.
- 5. Standard City insurance requirements.
- 6. Upon termination of said lease agreement, the real property and improvements thereon are surrendered to the City.

Although the staff has identified this site as suitable for the warehouse facility, decisions affecting future uses of this parkland should be deferred until the City's Recreational Services/Facilities Master Plan is complete. The Master Plan update will commence September 1, 1982 and require approximately eighteen months to complete.

FINANCIAL DATA

The City is not expected to contribute financially towards the project development or maintenance and operation costs other than the lease of the land. Real Estate estimates the land value at \$130,000.

RECOMMENDATION

It is recommended that the City Council, by resolution:


- 1. Authorize the City Manager to execute a lease agreement between the City and the Senior Gleaners, Inc. for the purpose of operating a warehouse facility.
- 2. Defer major land use decisions affecting Del Paso parkland until the City's Recreational Services/Facilities Master Plan is complete.

Respectfully submitted,



ROBERT P. THOMAS
Director of Community Services

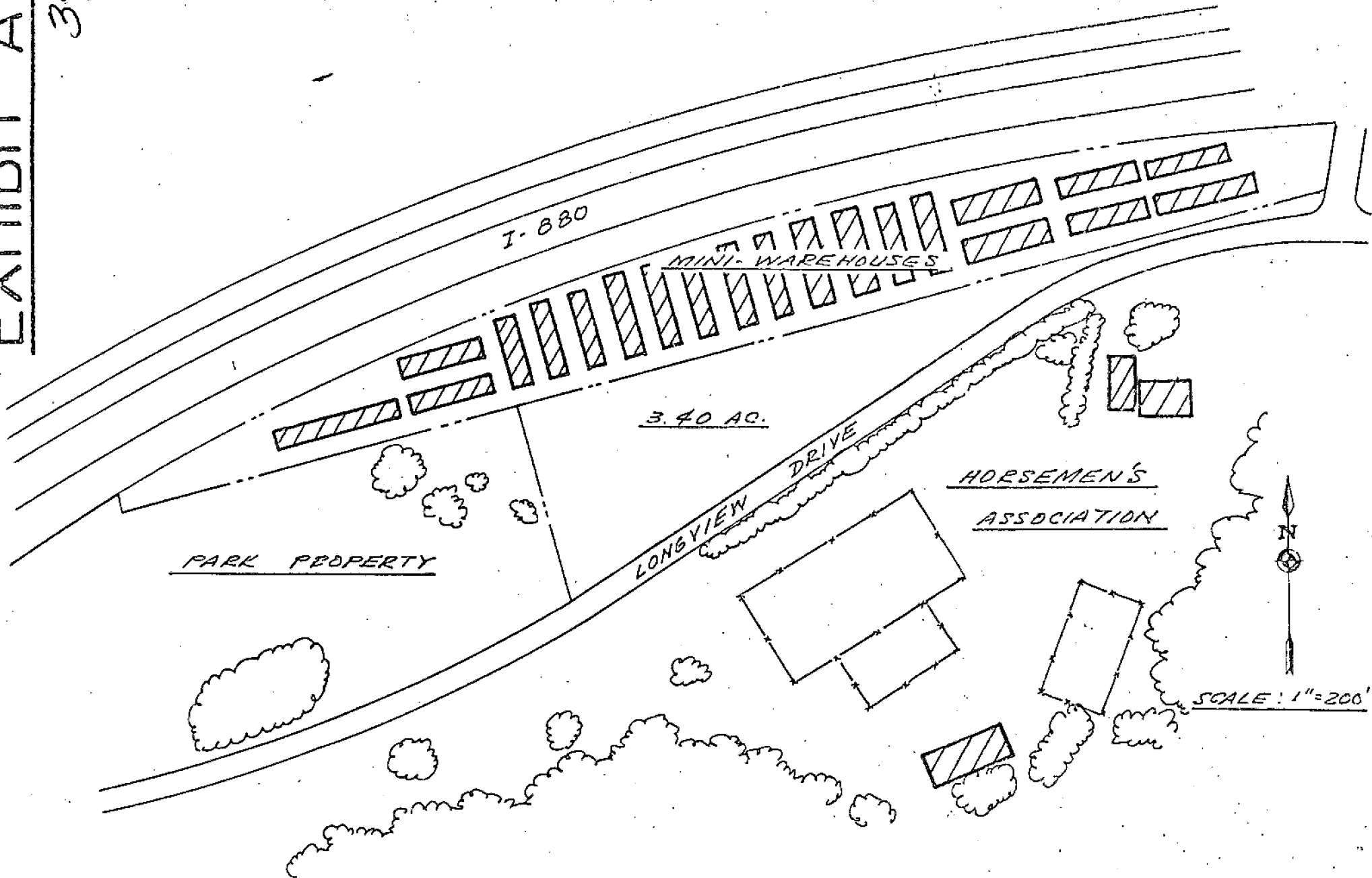
Approved:


WALTER J. SLIPE
City Manager

RPT:js

Attachments: A - Map
B - Resolution No. 82-006
C - Proposed Resolution

June 1, 1982
District 2



LOCATION MAP

RESOLUTION No. 82-006**Adopted by The Sacramento City Council on date of****JAN 5 - 1981****RESOLUTION OF INTENTION TO LEASE
REAL PROPERTY TO SENIOR GLEANERS, INC.
WITHOUT COMPETITIVE BIDDING**

WHEREAS, Senior Gleaners, Inc. has requested the City-owned property described in Exhibit A for the purpose of developing it and operating a warehouse facility;

WHEREAS, Senior Gleaners, Inc. provides a valuable public service in providing services to over 45 charitable groups and needy families;

WHEREAS, the City of Sacramento desires to aid the Senior Gleaners' in the provision of such services by leasing the property described in Exhibit A under the provisions of City Code Section 1239, provided; however, that the Senior Gleaners, Inc. first demonstrates, within one year, in a manner satisfactory to the City that they have the financial capability and resources to construct and operate a shelter facility on said real property;

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

1. That it is the intent of the City of Sacramento to lease the real property described in Exhibit A, attached hereto and incorporated herein by reference, to Senior Gleaners, Inc. on the following conditions:

a. The lease shall be for thirty (30) years at an amount of \$10.00 per year; and

b. That all applicable zoning and land use requirements of the City be first complied with;

c. The lease shall be for the sole purpose of operating a non-profit, charitable warehouse facility;

d. If at any time during the term of the lease agreement, the real property is not used for the purpose stated in C above, the lease will be terminated and the real property and capital improvements are surrendered to the City.

2. That nothing in this resolution shall obligate or be construed to obligate the City to lease said real property to the Senior Gleaners, Inc.

3. That the Council hereby finds and determines that the following conditions exist which make it inappropriate to use the bid procedure set forth in City Code Section 12.30, et. seq. in leasing said real property to the Senior Gleaners, Inc. Such circumstances are:

a. The Senior Gleaners, Inc. is a non-profit tax exempt organization which provides a much needed and valuable public service in providing said services to charitable organizations and needy families;

b. The Council desires to have said real property devoted to the public use and service provided by the Senior Gleaners, Inc.; and

c. The City proposes a ground lease for a term in excess of twenty (20) years, where the Senior Gleaners, Inc., as a condition of the lease, is required to construct facilities on the leased premises having a value in excess of \$100,000, and these facilities will become the property of the City upon termination of the lease.

MAYOR

ATTEST:

CITY CLERK

3. That the Council hereby finds and determines that the following conditions exist which make it inappropriate to use the bid procedure set forth in City Code Section 12.30, et. seq. in leasing said real property to the Senior Gleaners, Inc. Such circumstances are:

a. The Senior Gleaners, Inc. is a non-profit tax exempt organization which provides a much needed and valuable public service in providing said services to charitable organizations and needy families;

b. The Council desires to have said real property devoted to the public use and service provided by the Senior Gleaners, Inc.; and

c. The City proposes a ground lease for a term in excess of twenty (20) years, where the Senior Gleaners, Inc., as a condition of the lease, is required to construct facilities on the leased premises having a value in excess of \$100,000, and these facilities will become the property of the City upon termination of the lease.

MAYOR

ATTEST:

CITY CLERK

RESOLUTION NO. 82-386

ADOPTED BY THE SACRAMENTO CITY COUNCIL ON DATE OF

RESOLUTION AUTHORIZING EXECUTION OF
AGREEMENT BETWEEN THE CITY OF SACRAMENTO
AND THE SENIOR GLEANERS, INC.

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

1. That the City Manager is hereby authorized and directed on behalf of the City of Sacramento to execute that certain agreement between the City of Sacramento and the Senior Gleaners, Inc. for the 30-year lease of property located at Longview Drive and Interstate 880 for the purpose of operating a non-profit, charitable warehouse facility.
2. That all major land use decisions affecting Del Paso park-land be deferred until the City's Recreational Services/Facilities Master Plan is complete.

MAYOR

ATTEST:

CITY CLERK

APPROVED
BY THE CITY COUNCIL

JUN 1 1982

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CITY CLERK