



**SACRAMENTO  
HOUSING AND REDEVELOPMENT  
AGENCY**



9

August 4, 1987

Budget & Finance Committee of  
the City Council  
Sacramento, CA

Honorable Members in Session:

SUBJECT: Execution of Grant Deed and Approval of Limited Bid  
Invitation for Sale of Land in Alkali Flat Project Area  
No. 6

SUMMARY

The attached report is submitted to you for review and  
recommendation prior to consideration by the Redevelopment Agency  
and City Council of the City of Sacramento.

RECOMMENDATION

The staff recommends approval of the attached resolution  
approving execution of the grant deed and the bid invitation.

Respectfully submitted,

*William H. Edgar*

WILLIAM H. EDGAR  
Executive Director

TRANSMITTAL TO COMMITTEE:

*John Wirban Jr.*

For: JACK R. CRIST  
Deputy City Manager

Attachment



# SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY



July 29, 1987

Sacramento City Council  
Redevelopment Agency of the  
City of Sacramento and  
Sacramento, California

Honorable Members in Session:

SUBJECT: Execution of Grant Deed and Approval of Limited Bid  
Invitation for Sale of Land in Alkali Flat Project  
Area No. 6

## SUMMARY

This report authorizes the Executive Director to accept a Grant Deed from the City of Sacramento for Assessor's Parcel 02-104-07; which is located in the block bounded by 8th and 9th, E and F Streets. The report also requests your approval of an Invitation to Bid for and develop this land in conformance with the Alkali Flat Redevelopment Plan.

## BACKGROUND

The subject parcel was purchased by the City of Sacramento with Community Development Block Grant funds in July 1979 as part of a transaction which included the Salvation Army Warehouse property. The warehouse property was advertised for purchase and development in late 1986 and was subsequently sold to the 520 NINTH STREET JOINT VENTURE (composed of two general partnerships which included Buzz Oates and Robert Erickson, among others). Escrow closed on the warehouse property on May 8, 1987 and construction is underway. The sale of the warehouse property leaves the residual parcel identified in this report. The parcel is landlocked on three sides and bounded by an alley on the fourth. It is zoned R3A and its dimensions are 57 x 80 feet or 4,560 square feet.

During the past two years several adjacent property owners residing in the contiguous block have inquired if this property is available for development. On May 6, 1987, Mr. James Jones a property owner residing at 808 8th Street, appeared before the Alkali Flat Project Area Committee at its regular business

(1)

# SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

Redevelopment Agency of the  
City of Sacramento and  
Sacramento City Council  
Page Two

meeting. He requested that the Redevelopment Agency take the lead in disposing of the site, and if possible place restrictions on the parcel limiting it to residential uses which conform to the Redevelopment plan. The PAC agreed with Mr. Jones and recommended that the Agency be permitted to market the parcel and that its development be in accordance with City Codes and the Alkali Flat Redevelopment Plan.

Agency staff subsequently contacted Irv Moraes in the City Real Estate Division and Doc Wisham in the City Manager's Office to obtain their recommendation and approval to proceed with this request. A City Staff recommendation to proceed was received on June 26, 1987; this approval contained and confirmed specific restrictions as to disposition of the site which are listed below.

## BID RESTRICTIONS

- (1) The property shall be sold to the highest bidder who proposes a land use which is the most consistent with the Redevelopment Plan and City Codes.
- (2) The property shall be available only to property owners whose property is contiguous with APN. 002-0104-007 since it has no street frontage upon which to base an address.
- (3) The new owner shall request and obtain a lot line merger from the City Planning Department.
- (4) The property shall be developed for use consistent with the Redevelopment Plan not later than one year from the close of escrow.
- (5) The Agency reserves the right to reject all bids.

## FINANCIAL DATA

The City of Sacramento purchased this land in 1979 as part of a larger transaction (acquisition of the Salvation Army Warehouse) utilizing Community Development Block Grant funds. Therefore any and all sales proceeds resulting from the bid will be deposited with the City Community Development Block Grant Program which is administered by the Redevelopment

# SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

Redevelopment Agency of the  
City of Sacramento and  
Sacramento City Council  
Page Three

Agency. Budget amendment resolutions will be prepared and submitted to you at the time the developer is recommended for selection.

## POLICY IMPLICATIONS

The actions proposed in this staff report are consistent with previously approved policy. The decision to limit the invitation to contiguous property owners is required to assure orderly disposition of property, to permit merger of arbitrary lot lines, assignment of a parcel address to the subject parcel if required, and ease of future real estate transactions.

## ENVIRONMENTAL REVIEW

The proposed use of the project will determine the environmental review process at the time of developer selection.

## RECOMMENDATION OF PROJECT AREA COMMITTEE

At its regular Project Area Committee meeting of May 6, 1987, the PAC adopted a motion recommending that the Redevelopment Agency be permitted to market the subject parcel in accordance with the Redevelopment Plan and city code requirements by the following vote:

AYES: Boher, Bustamante, Camacho, Dolinar, Glauz,  
Huerta, Barrientos, Cabrera

NOES: None

ABSENT: Davila, Dominguez, Hyde, Mercado, C. Williams, T.  
Williams

VACANCY: One

## VOTE AND RECOMMENDATION OF COMMISSION

At its regular meeting of August 3, 1987 the Sacramento Housing and Redevelopment Agency adopted a motion recommending that you adopt the attached resolution by the following vote.

AYES:

NOES:

ABSENT:

# SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

Redevelopment Agency of the  
City of Sacramento and  
Sacramento City Council  
Page Four

## RECOMMENDATION

The staff recommends adoption of the attached resolution which:  
(1) authorizes the City Manager of the City of Sacramento to execute a Grant Deed which transfers title of certain land to the Redevelopment Agency of the City of Sacramento; and (2) authorizes the Executive Director of the Redevelopment Agency to accept said land and publish a limited invitation to submit bids for its purchase and development in accordance with the Alkali Flat Redevelopment Plan.

Respectfully submitted,

*William H. Edgar*  
WILLIAM H. EDGAR  
Executive Director

TRANSMITTAL TO COUNCIL

---

WALTER J. SLIPE  
City Manager

Contact Person: Trish Davey - 440-1322

Attachments: Exhibit A - Parcel Map  
Exhibit B - Invitation to Bid  
Exhibit C - Grant Deed

0268Q

# RESOLUTION NO.

ADOPTED BY THE SACRAMENTO CITY COUNCIL ON DATE OF

AUTHORIZING CITY MANAGER TO EXECUTE GRANT DEED  
FOR RESIDUAL LAND IN ALKALI FLAT

BE IT RESOLVED BY THE CITY COUNCIL OF SACRAMENTO:

Section 1: The City Manager is hereby authorized to execute a Grant Deed in the form attached to the staff report filed with this resolution, which transfers title to that real property known as Assessor's Parcel No. 002-104-007 to the Redevelopment Agency of the City of Sacramento.

Section 2: This resolution shall take effect immediately.

\_\_\_\_\_  
MAYOR

ATTEST:

\_\_\_\_\_  
CLERK

75(0)a  
1100drnWPP

# RESOLUTION NO.

ADOPTED BY THE REDEVELOPMENT AGENCY OF THE CITY OF SACRAMENTO

ON DATE OF

## AUTHORIZING ACCEPTANCE AND LIMITED INVITATION TO BID FOR RESIDUAL LAND IN ALKALI FLAT

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

Section 1: The Executive Director is hereby authorized to accept on behalf of the Agency certain real property in Alkali Flat conveyed by Grant Deed from the City of Sacramento. This property is identified as Assessor's Parcel No. 002-104-007.

Section 2: A limited invitation to submit bids for disposition and development of APN 002-104-007 as set forth in the staff report filed with this resolution is hereby approved.

Section 3: The Executive Director is authorized to transmit the invitation to bid to the eligible bidders, to review, select and reject such bids and to negotiate a Disposition and Development Agreement with the successful bidder for presentation to the Agency.

---

CHAIR

ATTEST:

---

SECRETARY

75(0)  
1100drnWPP



REQUEST FOR BID FOR  
PURCHASE AND DEVELOPMENT OF  
VACANT LAND IN  
ALKALI FLAT REDEVELOPMENT AREA

Bids will be due no later than 5:00 p.m.

on October 6, 1987

At the Sacramento Housing and Redevelopment Agency

630 I Street, First Floor Conference

Sacramento, CA 95814

LATE BIDS WILL NOT BE PERMITTED

LIMITED BID OFFERING SUMMARY FROM  
THE REDEVELOPMENT AGENCY OF THE CITY OF SACRAMENTO

Invitation to Submit Bids  
For the Purchase and Development of Property in the  
Alkali Flat Redevelopment Project Area

Assessor's Parcel No: 002-0104-007  
on Block Bounded by D, E, 8th and 9th Streets  
in Sacramento, California. See attached map.

This parcel is zoned R3A for Light Density Multiple Family construction. The parcel is 57' x 80' or 4,560 square feet in size.

Bids must be submitted to the Sacramento Housing and Redevelopment Agency, 630 I Street, Joan Roberts, Agency Clerk, 3rd Floor, Sacramento, California, 95814, no later than 5:00 p.m. on October 6, 1987.

Bids shall include (1) a completed copy of the bid form attached hereto; (2) a check for 10% of the bid amount (but not less than \$1000) which shall serve as a bid guarantee for 45 days, after which this 10% amount shall be retained as a "good faith deposit" until a Certificate of Completion is issued; (3) a development time schedule; (4) and the source of development financing. A request for a narrative which describes the scope of the project is included as part of this bid packet.

This Bid Offering is made subject to the following restrictions and limitations:

- (1) The property shall be sold to the highest bidder who proposes a land use which is the most consistent with the Redevelopment Plan and City Codes.
- (2) The property shall be available only to property owners whose property is contiguous with APN. 002-0104-007 since it has no street frontage upon which to base an address.
- (3) The property shall not be utilized as a commercial parking lot, in accordance with Section IV.B.6.a. of the Redevelopment Plan.

Exhibit B

- (4) The new owner shall request and obtain a lot line merger from the City Planning Department.
- (5) The property shall be developed for use consistent with the Redevelopment Plan not later than one year from the close of escrow.
- (6) The Agency reserves the right to reject any and all bids in its sole discretion.

The Sacramento Housing and Redevelopment Commission and the Redevelopment Agency of the City of Sacramento will make the selection of a redeveloper for this project based on the criteria listed above and the written information submitted by the developer under this invitation for bid.

For additional information please contact Betty Kosman, 630 I Street, Sacramento, CA 95814, Telephone: (916) 440-1315.

BID FOR PURCHASE AND DEVELOPMENT OF LAND

ALKALI FLAT REDEVELOPMENT PROJECT AREA (PROJECT NO. 6)

Assessor's Parcel 002-0104-007  
Sacramento, California

TO: Mr. William H. Edgar, Executive Director  
Sacramento Housing and Redevelopment Agency  
630 I Street, Sacramento, California 95814

The undersigned, \_\_\_\_\_,  
(hereinafter called the "Developer"),

Post Office Address:

Street \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_,

hereby submits a bid for Assessor's Parcel Number 002-0104-007 which is subject to the Redevelopment Plan for Project Number 6 and the Declaration of Restrictions to be prepared prior to the execution of the Land Disposition Agreement. The Developer agrees that all of the following information and the submitted materials are the exclusive property of the Sacramento Housing and Redevelopment Agency and need not be returned.

A deposit is attached to this proposal based on 10% of the bid amount, but not less than \$1,000. This deposit shall serve as a bid guarantee until such time as the developer is selected. Such deposit is in the form of: 1) a Cashier's Check, 2) a Time Certificate made out in the name of the Agency with interest payable to Developer, or 3) an unconditioned, irrevocable letter of credit in favor of the Agency and good for an indefinite period of time. The selected Developer's deposit shall remain with the Agency until Certificate of Completion is issued by the Agency. The deposit will not be applied to the purchase price. Upon selection of a successful Developer at a public hearing, deposits will be returned to all non-selected Developers immediately.

PROPOSAL MUST CONTAIN

1. A narrative statement attached as Exhibit "A" and describing:
  - (a) Scope of development, proposed uses, parking plan, and theme (if any); and
  - (b) Name of Developer's architect if construction is anticipated.
  - (c) The Developer's estimated development time, in months, to complete the proposed project.
  
2. The Developer's preliminary estimate of development costs are as follows:
  - (a) Purchase/Bid price \$ \_\_\_\_\_
  - (b) Basic structures and on-and off-site improvements \_\_\_\_\_
  - TOTAL . . \$ \_\_\_\_\_
  
3. A narrative statement is attached as Exhibit "B" and describing:
  - (a) Evidence of Developer's Financial Capability in the form of Bank references, Bank Account balances and cash on Hand, and/or
  - (b) Letter from lending institution indicating loan participation and loan amount.
  
4. A Bid Guarantee Bond for the full bid amount made out to "The Redevelopment Agency of the City of Sacramento". This bond must be valid for 45 days.

The Developer further understands and agrees that the submission of such a bid and accompanying documents in no way obligates the Agency. The Agency reserves the right to reject any and all proposals in its sole discretion. The Agency's decision in the selection of a Developer will be made after a public hearing, as required by law.

Submitted this \_\_\_\_\_ day of \_\_\_\_\_, 1987.

By: \_\_\_\_\_  
(Signature)

Address \_\_\_\_\_

Telephone No. \_\_\_\_\_

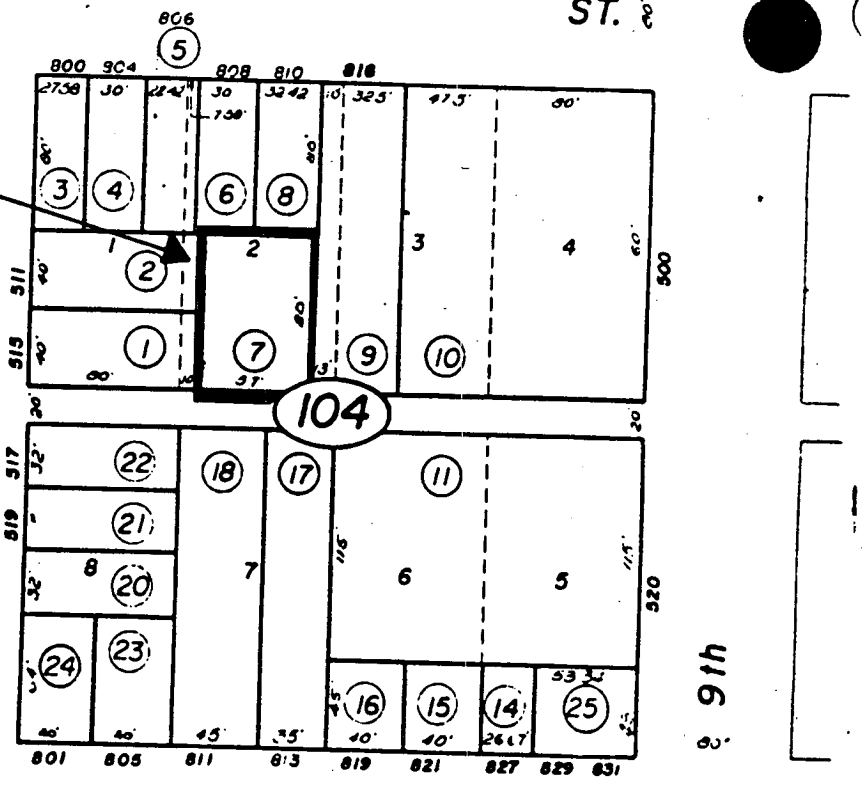
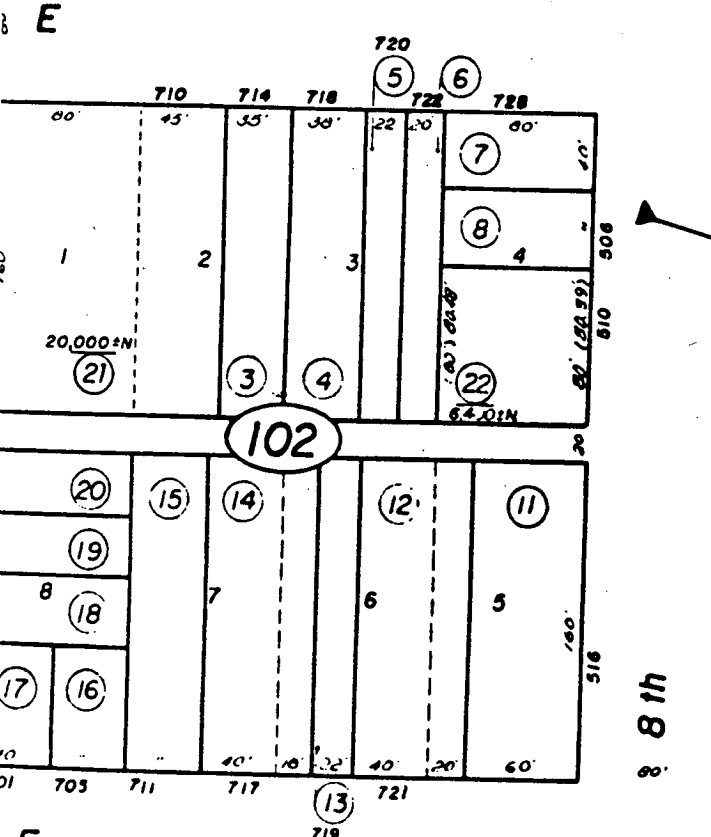
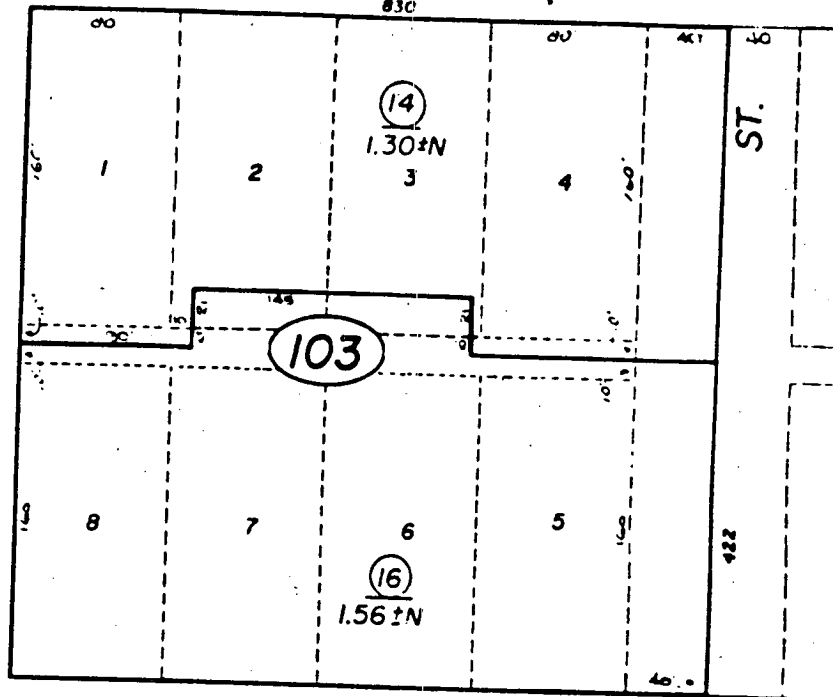
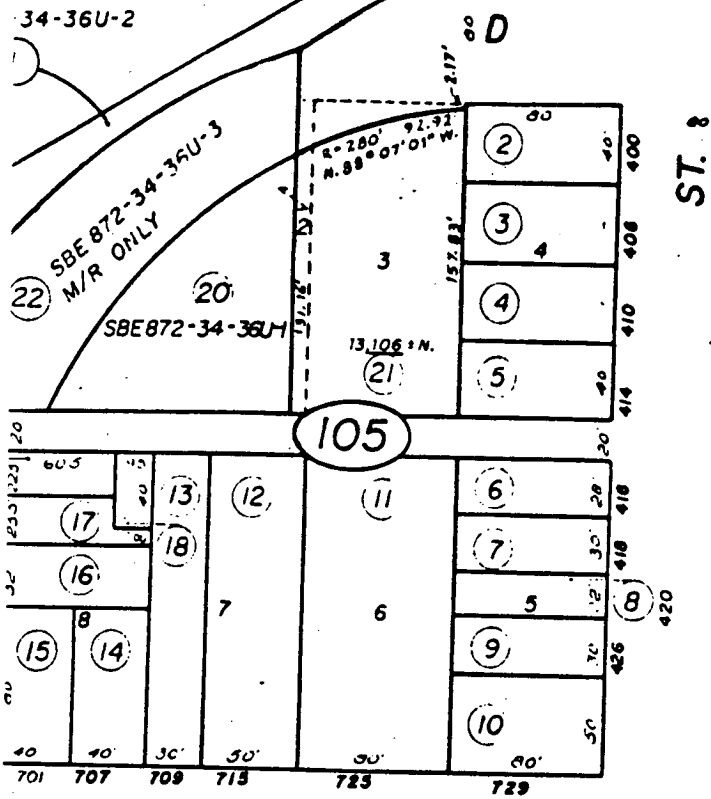
Fed ID# or Social Security #: \_\_\_\_\_

0236Q  
6/30/87

OLD CITY

06

Tax Area Code



F  
ST. 8  
ST. 9  
CITY OF SACRAMENTO  
Assessor's Map Bk. 2  
County of Sacramento

14

NOTE—Assessor's Block Numbers Shown in Ellipses.  
Assessor's Parcel Numbers Shown in Circles.

14

OFFICIAL DOCUMENT:

Document entitled to free recording  
per Government Code Section 6103.

RECORDING REQUESTED BY AND  
WHEN RECORDED MAIL TO:

Redevelopment Agency of the City  
of Sacramento  
630 I Street  
Sacramento, CA 95814  
Attention: Legal Department  
Dana Phillips

No Documentary  
Transfer Tax  
APN: 002-104-07

GRANT DEED

THE CITY OF SACRAMENTO grants to the REDEVELOPMENT AGENCY  
OF THE CITY OF SACRAMENTO, a public body, corporate and politic,  
the real property located within the block bounded by E and F, 8th  
and 9th Streets in the City and County of Sacramento, State of  
California, more particularly described as:

The East 57 feet of the West 67 feet of the South  
one-half of Lot 2 in the block bounded by E and F, 8th  
and 9th Streets of the City of Sacramento, according to  
the map or plan thereof as recorded in the office of  
County Recorder of said County.

EXECUTED this \_\_\_\_\_ day of \_\_\_\_\_, 1987 in  
Sacramento, California.

CITY OF SACRAMENTO

BY: \_\_\_\_\_  
WALTER J. SLIPE  
City Manager

State of California )  
                          ) ss.  
County of Sacramento )

On this \_\_\_\_\_ day of \_\_\_\_\_, 1987, before me, the  
undersigned, a Notary Public in and for said County and State,  
personally appeared Walter J. Slipe, known to me on the basis of  
satisfactory evidence, to be the person who executed the within  
instrument on behalf of the City of Sacramento and acknowledged  
that the City of Sacramento duly executed it pursuant to  
resolution adopted \_\_\_\_\_.

WITNESS by hand and official seal.

\_\_\_\_\_  
Notary Public

