



23B

SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

Redevelopment Agency of the
City of Sacramento
Sacramento, California

CITY MANAGER'S OFFICE
RECEIVED
DEC 15 1982

Honorable Members in Session:

SUBJECT: Purchase of Abandoned Fire Station from City of Sacramento
located in the Del Paso Heights, Project Area No. 5 and
Budget Amendment

SUMMARY

Resolution requests authorization for the Executive Director to purchase the abandoned Firehouse at 810 Grand Avenue in Del Paso Heights and to amend the 1982 Budget to provide funds for purchase.

BACKGROUND

The Agency has the opportunity to purchase from the City of Sacramento the abandoned - surplus fire station, Engine #17, at 810 Grand Avenue in Del Paso Heights for \$71,100 cash value (see Exhibit "A").

On October 18, 1982, the Del Paso PAC requested the Agency acquire this property because of its proximity to the shopping center site and sentimental value (see Attached Exhibit "B"). The fire house was built in part by the Volunteers of the Community in the '40's. Both Agency staff and PAC feel it is advantageous to keep the property under Agency ownership for future development. The purchase of this property was approved by the Redevelopment Agency on November 3, 1982, Resolution No. 82-081 as part of the three year tax increment financing plans for planning purposes for Del Paso Heights (see Exhibit "C").

Acquisition of this property will enhance the marketability of the neighboring Agency-owned commercial parcel of 2.60+ acres. The Consultant retained by the Agency suggests this location can play a significant role in the revitalization of commercial activity in the Del Paso Heights Area.

APPROVED
SACRAMENTO REDEVELOPMENT AGENCY
CITY OF SACRAMENTO

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DEC 21 1982

SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

Redevelopment Agency of the
City of Sacramento
Page Two

FINANCIAL DATA

City Council has approved and set aside tax increment funds of \$71,100 for a cash sale. The fair market value as of July 1, 1982 was established by Howard A. Pearson, MAI, an independent fee appraiser hired by the City of Sacramento. Summary of the appraisal report included in this report as Exhibit "D". This allocation is referred to in Resolution No. RA-82-081, Exhibit "C".

POLICY IMPLICATION

The actions proposed in this staff report are consistent with previously approved policy and there are no policy changes being recommended.

RECOMMENDATION

The staff recommends adoption of the attached resolution authorizing the Executive Director to purchase Fire Station #17 for \$71,100 cash from the City of Sacramento and to amend the 1982 Budget to provide funds for purchase.

Respectfully submitted,



WILLIAM H. EDGAR
Executive Director

TRANSMITTAL TO COUNCIL



WALTER J. SLIPE
City Manager

Contact Person: Leo Goto

29-20-22B

23B

RESOLUTION NO. 82-098

ADOPTED BY THE REDEVELOPMENT AGENCY OF THE CITY OF SACRAMENTO
ON DATE OF

PURCHASE OF FIRE STATION #17 FROM CITY OF SACRAMENTO, AMENDING
REDEVELOPMENT DIVISION BUDGET FOR 1982.

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

Section 1. Executive Director is authorized to purchase the
abandoned Firehouse at 810 Grand Avenue (APN: 251-092-15) in Del Paso Heights
for the cash sale amount of \$71,100 from the City of Sacramento.

Section 2. The Agency Budget for 1982 is hereby amended by
appropriating \$71,100 from the Del Paso Heights Project Tax Increment Funds
for the purchase of the Firehouse, Engine #17 at 810 Grand Avenue in Del
Paso Heights.

CHAIRPERSON

ATTEST:

APPROVED
SACRAMENTO REDEVELOPMENT AGENCY
CITY OF SACRAMENTO

SECRETARY

DEC 21 1982

Clark-Robbins Company, Inc.

SUMMARY OF CONCLUSIONS

OWNER OF RECORD: City of Sacramento

LOCATION: 810 Grand Avenue
Sacramento, California 95838

UTILITIES AND SERVICES: The customary public utilities and services are available to the property including natural gas, electricity, water, sewer, telephone and refuse collection

ZONING: C-2 "Commercial"

CURRENT USE: City-operated firehouse

PARCEL SIZE: Approximately 7,088 Square Feet

ACCESS: Frontage on both Grand Avenue and Firehouse Street

IMPROVEMENTS: One story brick engine room building containing 2499 S.F.; attached concrete block dormitory building containing 1917 S.F.; 4416 S.F. total building area

VALUATION DATE: July 1, 1982

VALUATION CONCLUSIONS:

COST APPROACH:	\$82,000
INCOME APPROACH:	\$76,000
MARKET DATA APPROACH:	\$80,000
FINAL VALUE ESTIMATE:	\$79,000

It is proposed that the remaining two parcels, Fire Station Number 3, 19th and L Streets and Fire Station Number 18, Marysville and Arcarde Boulevards be advertised for sale on the open market. Due to the current high interest rate, it is proposed that the City Council approve two established values for each of these parcels. One value would be based on cash. The second would provide City financing over a 15 year period with a 30% down payment. Using this finance method the City would charge a rate equal to that being charged by a commercial bank for loans. In the event that the City receives a cash bid and a credit term bid on the same parcel, the City staff is prepared to analyze the bids and recommend that the Council award the bid offering the most return to the City.

The appropriate resolutions establishing value, notice of sale and the bid proposal form are attached for your review and approval.

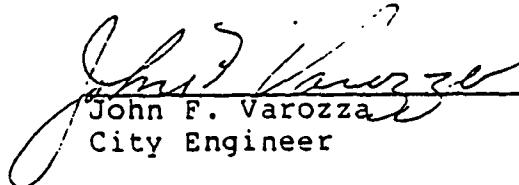
FINANCIAL DATA

All proceeds from the sale of these stations will be deposited in the City's General Fund.

RECOMMENDATION

It is recommended that the City Council approve the attached Resolution establishing value on surplus Fire Stations Numbers 3, 17 and 18. And further, to direct the City Manager to offer to sell Fire Station Number 17 to SHRA and direct the City Clerk to advertise for the sale of Fire Stations 3 and 18 in the manner described in this report and the attached resolutions.

Respectfully submitted,


John F. Varozza
City Engineer

Recommendation Approved

Walter J. Slipe
City Manager

JFV:IEM:ob
Attachments

Del Paso Heights Project Area Committee

TELEPHONE 927-4571 - 4228 GRAND AVENUE - SACRAMENTO, CALIFORNIA 95838

MEMBERS

Norvell Burton
Chairperson

James Mack
1st V. Chairperson

George Lebbac
2nd V. Chairperson

Elmer Smith
Treasurer

Helen Barrow

Wendell Burnett

Auntie Berry

Jane Compton

Sophia Crump

Elvira Dumas

Dave Felling

Clifford Frazier

John Jackson

Edna Johnson

Martha Jones

Cleou Jordan

George Lebbac

Pauline Lyon

Fairwaha Matheny

Mose Smith

John Thomas

Oscar White

Bob Williams

STAFF

Evelyn Dooly

Executive Director

Barbara Clark

Administrative Assistant

John Watson

PAC Secretary

October 18, 1982

Councilperson Blaine Fisher
3090 Marysville Blvd.
Sacramento, CA 95815

Re: Fire Station (Grand Avenue)

Dear Blaine:

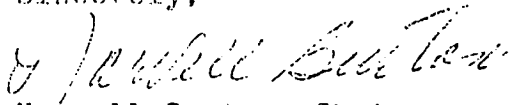
We are mindful of the fact that the City staff is actively marketing this piece of property.

When we realized the property would be vacated we requested of you (verbally) to retain the ownership of it by the City until after the Redevelopment Plan Update was completed, because of its location to the shopping center site.

In view of the present activity it does not seem likely this request is being considered so we are prepared to negotiate the purchase of it with some of our Tax Increment Funds.

If we need further discussion on this item, please contact us.

Sincerely,



Norvell Burton, Chairperson
DPH PAC

cc Walter Slipe

Erv Mores

Kish

Noted
by 23B

RESOLUTION NO. 82-081

ADOPTED BY THE REDEVELOPMENT AGENCY OF THE CITY OF SACRAMENTO
ON DATE OF

November 3, 1982

ADOPTION OF THREE YEAR TAX INCREMENT FINANCING
PLANS FOR PLANNING PURPOSES FOR
DEL PASO HEIGHTS, ALKALI FLAT AND OAK PARK.
REDEVELOPMENT PROJECT AREAS

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

Section 1. The Agency hereby (1) approves the attach-
ed Three Year Tax Increment Financing Plans for the Del Paso
Heights, Alkali Flat and Oak Park Project Areas covering the
years 1982, 1983 and 1984; (2) approves use of Tax Increment
funds previously appropriated for the 1982 and earlier projects;
(3) approves the use of Tax Increment funds for 1982 projects,
not previously approved, subject to appropriation and approval
of the specific project prior to any expenditures; and (4)
approves the 1983 and 1984 projects as policy direction only.

Cheryl J. Bentley
CHAIRMAN

ATTEST:
William H. Flynn
SECRETARY

CERTIFIED AS TRUE COPY
REDEVELOPMENT AGENCY

of Resolution No. 82-081

Nov. 15, 1982
DATE CERTIFIED

Jessie Medina
Acting Secretary

RESOLUTION No. 82-081



CITY OF SACRAMENTO

DEPARTMENT OF ENGINEERING

3151 STREET
CITY HALL ROOM 207

SACRAMENTO CALIFORNIA 95814
TELEPHONE (916) 449-5281

J.F. VAROZZA
CITY ENGINEER
M.H. JOHNSON
ASSISTANT CITY ENGINEER

City Council
Sacramento, California

Honorable Members in Session:

SUBJECT: Sale of City Surplus Fire Stations

SUMMARY

This report recommends that the Council approve the sale of three surplus fire stations and adopt a resolution that sets the price for each station. The Budget and Finance Committee approved staff's recommendation at their November 16th, 1982 meeting.

BACKGROUND INFORMATION

Recent completion of the construction of a new Fire Station Number 17 at Marysville Boulevard and Bell Avenue and the reorganization of fire suppression services consistent with the City Fire Master Plan has resulted in three surplus fire Stations. These projects have been appraised as follows:

<u>Property</u>	<u>Cash Sale</u>	<u>Financed Sale</u>
Fire Station No. 3, 19th & L Streets	\$205,000.00	\$225,000.00
Fire Station No. 17 Grand Avenue & Rose Street	71,100.00	79,000.00
Fire Station No. 18 Marysville & Arcade Blvds.	74,250.00	82,500.00

The former Fire Station Number 17 located at Grand Avenue and Rose Street is located within the Del Paso Heights Neighborhood Project Area. The Del Paso Heights Project Area Committee and Sacramento Housing and Redevelopment Agency has indicated an interest in acquiring this property for future use. This station should be offered to SHRA at the cash appraised value of \$71,100.00.