

SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

April 11, 1980

CITY GOVERNING BOARD

PHILLIP L. ISENBERG, MAYOR
LLOYD CONNELLY
BLAINE H. FISHER
THOMAS R. HOEBER
DOUGLAS N. POPE
JOHN ROBERTS
LYNN ROBIE
ANNE RUOIN
DANIEL E. THOMPSON

Mr. Harry O'Hagin
City Clerk's Office
915 I Street
Sacramento, California 95814

Dear Harry:

This will confirm our conversation wherein it was agreed that Item No. 38, Capital Improvements Program, presently scheduled for April 15, 1980, will be continued until April 22, 1980.

Very truly yours,

JOAN ROBERTS
Agency Clerk

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

FILED
By the City Council
Office of the City Clerk
Cont 40
4-22-80
APR 15 1980 Date 4/15/80
FILED
SACRAMENTO REDEVELOPMENT AGENCY



38

SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

April 9, 1980

CITY MANAGER'S OFFICE
RECEIVED
APR 9 1980

CITY GOVERNING BOARD
PHILLIP L. ISENBERG, MAYOR
LLOYD CONNELLY
BLAINE H. FISHER
THOMAS R. HOEBER
DOUGLAS N. POPE
JOHN ROBERTS
LYNN ROBIE
ANNE RUDIN
DANIEL E. THOMPSON

Redevelopment Agency of the
City of Sacramento
City Hall
915 I Street
Sacramento, CA 95814

Honorable Members in Session:

SUBJECT: Capital Improvements Program

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

SUMMARY

Attached is a resolution by which you approve the Capital Improvements Program for 1980 and 1981. At the request of your Budget and Finance Committee, four items are subject to further review. These items are (1) Parking Garage, 4-5-J-K, (2) Replacement of exhaust fans, Garage K, (3) Underpass to Old Sacramento, and (4) K Street Mall Street Lighting, 4th to 6th Streets. The resolution provides for such further review.

EXECUTIVE DIRECTOR
WILLIAM G. SELINE

P.O. Box 1834
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630 I STREET
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(916) 444-9210

BACKGROUND AND FINANCIAL DATA

Attached are a financial summary, two schedules and supporting documentation setting forth the capital improvements recommended for construction during 1980 and 1981. Nothing is scheduled beyond 1981. The federally-funded downtown projects (Projects 3 and 4) are currently designated by the Department of Housing and Urban Development for financial close-out of federally-funded aspects by December 31, 1980. We do not believe this date is realistic as the following major items must occur prior to federal close-out:

| | |
|--|----------------|
| Sale of Parcel H-2 (3-4-Capitol-N) (Sale means payment received and title passed) | \$644,161 |
| Sale of North portion Parcel D-1 (4-5-J-J/K Alley) | 181,445 |
| Sale of Morse Building | 500,000 (est.) |
| Payoff of Federal Loan, St. Rose of Lima Plaza | 168,000 |

FILED
SACRAMENTO REDEVELOPMENT AGENCY

Date 4/15/80
cont to 4/22/80

SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

Redevelopment Agency of the
City of Sacramento
Page 2

We shall be asking for an extension to December 31, 1981 soon.

The attached cost projections are based upon a cost cutoff date of December 31, 1981, with final federal financial settlement by June 30, 1982. Interest costs have been projected to June 30, 1982, as shown in attached schedules. Any substantial increase in any of the remaining "Needed to Complete Project" line items will necessitate either a reduction in other line items or in the need for other source(s) of funds. Early sale of the parcels listed above would improve the financial picture for Project 3 by reducing the federal loan outstanding and thereby either reducing interest costs or increasing interest income, depending on the timing of the sale. Some provision of other funds (Emergency Reserve, to be repaid eventually from tax increments) has been made in forecasts of expenditures of local funds.

VOTE AND RECOMMENDATION OF COMMISSION

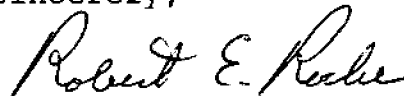
The Sacramento Housing and Redevelopment Commission, at its meeting of March 3, 1980, recommended that you adopt the attached resolution by the following vote:

AYES: Coleman, Knepprath, Luevano, A. Miller, Serna, B. Miller
NOES: None
ABSENT: Fisher, Teramoto, Walton

RECOMMENDATION

It is recommended that you approve the attached capital improvements program.

Sincerely,



WILLIAM G. SELINE
Executive Director

TRANSMITTAL TO COUNCIL:



WALTER J. SLIPE
City Manager

Contact Person: Beverly Czoberek

FINANCIAL SUMMARY BY SOURCES OF FUNDING

| <u>Source of Funding</u> | <u>Estimated Total</u> | <u>1980</u> | <u>1981</u> | <u>1982</u> | <u>1983</u> | <u>1984</u> |
|---|----------------------------|----------------|--------------------------------|-------------|-------------|-------------|
| Department of Housing & Urban Development | \$ 1,727,440 | \$ 1,727,440 | \$ <u>434,940</u> ⁷ | | | |
| Parking Facility Fund ^{1/} | 388,000 | 388,000 | | | | |
| Project 2-A Reserved Federal Funds | 79,200 | 79,200 | | | | |
| Emergency Reserve Fund | 1,057,700 | 1,057,700 | | | | |
| Tax Increments, Project 4 | 160,000 | 160,000 | | | | |
| Project 5 | -0- | -0- | | | | |
| Project 6 | -0- | -0- | | | | |
| Project 7 | -0- | -0- | | | | |
| Project 8 (Central City) | 316,000 | 250,000 | 66,000 | | | |
| U.D.A.G. | 1,500,000 | 1,500,000 | | | | |
| Bonds ^{2/} | 11,000,000 | 5,000,000 | 6,000,000 | | | |
| Community Development Block Grants | <u>350,000</u> | <u>350,000</u> | <u>Unknown</u> | | | |
| TOTALS | \$16,578,340 | \$10,512,340 | \$6,066,000 | | | |

^{1/} To be reimbursed eventually by tax incrementas as they become available.

^{2/} To be paid off by garage revenues and by tax increments as they become available.

REDEVELOPMENT AGENCY OF THE CITY OF SACRAMENTO

CAPITAL IMPROVEMENTS PROGRAM

| <u>I. REDEVELOPMENT, LOCAL FUNDS</u> | <u>1980</u> | <u>1981</u> | <u>1982</u> | <u>1983</u> | <u>1984</u> | <u>REMARKS</u> |
|---|-------------|----------------------------|-------------|-------------|-------------|---|
| <u>A. Required By Redevelopment Plan and/or Contracts with Developers</u> | | | | | | |
| Parking Garage 6-7-J-K (Liberty-House - \$2 Million was in 1979 budget) Funding: UDAG | \$1,500,000 | | | | | Under construction |
| Parking Garage, 4-5-J-K Funding: Bonds | | \$6,000,000 | | | | Not ready for design as yet |
| Parking Garage Under Freeway Funding: Bonds, Project 2-A | 5,000,000 | | | | | In design stage |
| 11th Street, J to J-K Alley ^{1/} Funding: Central City Tax Increment | 250,000 | | | | | In design stage |
| K Street Mall, 6th to 7th Streets Funding: Central City Tax Increment | | 66,000 | | | | Awaiting Liberty House completion |
| 4th Street, J-K Alley to K Street Funding: Project 2-A Reserved Federal Funds | 27,500 | | | | | Not ready for design |
| <u>B. Required for Health and Safety Reasons</u> | | | | | | |
| Replace Exhaust Fans, Garage K, 5-6-J-L Funding: Parking Facility Fund | 300,000 | | | | | Recommended by Traffic Engineer |
| <u>C. Desirable but Not Required</u> | | | | | | |
| Underpass to Old Sacramento Funding: Project 4 Cash on Hand | | 160,000 (from 1979 budget) | | | | In design stage |
| Fourth Year Housing Funding: 2-A Tax Increment (borrow from Emergency Reserve Fund) | 1,000,000 | | | | | Council Resolution February 15, 1977 No projects have been designated for Fourth Year Funds |

^{1/} Agency is required to redevelop this section of 11th Street excepting the sidewalk areas.

| I. <u>REDEVELOPMENT, LOCAL FUNDS (CONTINUED)</u> | <u>1980</u> | <u>1981</u> | <u>1982</u> | <u>1983</u> | <u>1984</u> | <u>REMARKS</u> |
|--|-------------|-------------|-------------|-------------|-------------|--|
| C. <u>Desirable but Not Required (Cont'd)</u> | | | | | | |
| K Street Mall Lighting 4th to 5th Streets Funding: Project 2-A Reserved Federal Funds | \$ 51,700 | | | | | Recommended by City Electrical Engineer |
| Tunnel, Garage G to Travelers' Block Funding: Parking Facility Fund | 88,000 | | | | | May be needed to issue bonds on Garage G to finance Parking Garage Under Freeway |
| K Street Mall Street Lighting 5th to 6th Streets Funding: Emergency Reserve Fund | 57,700 | | | | | Recommended by City Electrical Engineer |
| TOTAL | \$8,434,900 | \$6,066,000 | | | | |

NOTE: There will possibly be expenditures for public improvements at 13th and L Streets in connection with new hotel. Studies and negotiations are now going on, but timing and nature of improvements are unknown at this time. Any sizeable expenditures will require a bond issue.

REDEVELOPMENT AGENCY OF THE CITY OF SACRAMENTO

CAPITAL IMPROVEMENTS PROGRAMII. REDEVELOPMENT, FEDERAL FUNDS (all legally required per Memo 2/21/80, Brent Bleier)

| <u>Project 3</u> | <u>1980</u> | <u>1981</u> | <u>1982</u> | <u>1983</u> | <u>1984</u> | <u>REMARKS</u> |
|-------------------------------|----------------|----------------|-------------|-------------|-------------|---|
| Street Improvements | 107,100 | | | | | |
| Street Lights | 12,000 | | | | | |
| Pedestrian Access, Stub Alley | 28,000 | | | | | |
| Plus 10%, engineering | <u>14,710</u> | | | | | |
| | 161,810 | | | | | |
| <u>Project 4</u> | | | | | | |
| Street Improvements | 845,700 | 395,400 | | | | The 1981 amount of \$434,940 is over-budget. These costs may possibly be shifted to the developer (Blocks 2-3-N-P, City-owned, and blocks 3-5-P-Q, Lincoln School.) |
| Street Lights | 473,000 | | | | | |
| Fire Alarm System | 47,000 | | | | | |
| Storm Drainage | 57,600 | | | | | |
| Plus 10%, engineering | <u>142,330</u> | <u>39,540</u> | | | | |
| | 1,565,630 | 434,940 | | | | |
| TOTAL FEDERAL FUNDS | 1,727,440 | <u>434,940</u> | | | | |

III. REDEVELOPMENT, CDBG FUNDS (not legally required)

| | |
|--|----------------|
| (5) Scattered Residential Site Acquisition | 50,000 |
| (12e) Alkali Flat Residential Acquisition and Rehabilitation Program | 100,000 |
| (12f) Alkali Flat 12th Street Improvement District | 100,000 |
| (14d) Replacement Housing Program | <u>100,000</u> |
| | 350,000 |

PROJECT 3
FEDERAL FUNDS BUDGET

| (1) <u>Line Item</u> | (2) <u>Obligated at 12/31/79</u> | (3) <u>Needed to Complete Project</u> | (4) <u>Total Budget to 12/31/81</u> |
|---|---|--|--|
| 1. Survey & Planning Costs | \$ 255,991 | - | \$ 255,991 |
| 2. Administration | 1,781,065 | \$+48,000 | 1,829,065 |
| 3. Legal Services | 41,544 | - | 41,544 |
| 4. Survey & Planning during Execution | 2,700 | - | 2,700 |
| 5. Acquisition Expenses | 167,442 | - | 167,442 |
| 6. Temporary Operation of Acquired Property | (273,064) | (74,400) | (347,464) |
| 7. Relocation Costs | 10,275 | - | 10,275 |
| 8. Site Clearance | 393,590 | - | 393,590 |
| 9. Site Improvements | 1,301,698 | +162,657 | 1,464,355 |
| 10. Disposition Costs | 132,635 | +3,000 | 135,635 |
| 11. Rehabilitation Costs | 270,217 | - | 270,217 |
| 12. Interest on Federal Loan | 2,524,683 | +200,000 ^{1/} | 2,724,683 |
| 13. Interest & Miscellaneous Income | (642,224) | (107,700) | (749,924) |
| 14. Real Estate Purchases | 9,461,665 | - | 9,461,665 |
| 15. Project Inspection | 113,650 | - | 113,650 |
| TOTALS | \$15,541,867 | \$231,557 | \$15,773,424 |

^{1/} Includes interest to 6/30/82 (\$50,000 6/30/80 \$100,000 6/30/81, \$50,000 6/30/82)

PROJECT 3

SUPPORTING SCHEDULE

PROJECT IMPROVEMENTS CHARGED AS PROJECT EXPENDITURES

| IDENTIFICATION | TO BE COMPLETED BY LPA | | | TO BE COMPLETED BY HUD | |
|--|------------------------|-------------------|--------------|------------------------|--------|
| | TOTAL COST | CHARGE TO PROJECT | | % | AMOUNT |
| | | % | AMOUNT | | |
| I. Total Amount obligated to 2/25/80 | \$ | | \$ | | \$ |
| II. Remaining Site Improvements | | | | | |
| A. Street Lights | | | | | |
| a) 4th St, Cap Mall-N St (2) | 8,000 | 50 | 4,000 | | |
| b) N St, 2nd-4th St (4) | 16,000 | 50 | 8,000 | | |
| B. Street Improvements | | | | | |
| a) N St., 2nd - 4th St. | 61,200 | 50 | 30,600 | | |
| b) 4th St, Cap Mall-N St | 30,600 | 50 | 15,300 | | |
| c) 4th St, J St-J/K Alley | 30,600 | 100 | 30,600 | | |
| d) 6th St., J St- J/K Alley | 30,600 | 100 | 30,600 | | |
| C. Stub Alley between 2nd St and Freeway, K-L Street | 28,000 | 100 | 28,000 | | |
| Subtotal, A,B. & C | | | 147,100 | | |
| Engineering @ 10% | | | 14,710 | | |
| Total, Category II | | | 161,810 | | |
| TOTAL PROJECT IMPROVEMENTS TO BE CHARGED TO ITEM 1 OF GROSS PROJECT COST | | | \$ 1,464,355 | | \$ |

PROJECT 4
FEDERAL FUNDS BUDGET

| (1) <u>Line Item</u> | (2) <u>Obligated at 12/31/79</u> | (3) <u>Needed to Complete Project</u> | (4) <u>Total Budget to 12/31/81</u> |
|--|---|--|--|
| 1. Survey & Planning Costs | \$ 780,040. | - | \$ 780,040 |
| 2. Administration | 3,561,104 | \$ 264,000 | 3,825,104 |
| 3. Legal Services | 112,203 | - | 112,203 |
| 4. Survey & Planning during Execution | 74,860 | - | 74,860 |
| 5. Acquisition Expenses | 263,453 | - | 263,453 |
| 6. Temporary Operation of Acquired Property | 171,722 | (72,000) | 99,722 |
| 7. Relocation Costs | 1,050 | - | 1,050 |
| 8. Site Clearance | 383,098 | - | 383,098 |
| 9. Site Improvements | 3,666,849 | +1,567,649 | 5,234,498 |
| 10. Disposition Costs | 155,573 | +3,000 | 158,573 |
| 11. Rehabilitation Costs | 42,757 | - | 42,757 |
| 12. Interest on Federal Loan | 3,821,121 | +370,000 | 4,191,121 ^{1/} |
| 13. Interest & Miscellaneous Income | (1,932,433) | (200,000) | (2,132,433) |
| 14. Real Estate Purchases | 12,162,520 | - | 12,162,520 ^{2/} |
| 15. Project Inspection | <u>153,745</u> | <u>-</u> | <u>153,745</u> |
| TOTALS | \$23,417,662 | \$1,932,649 | \$25,350,311 |

^{1/} Adequate to 6/82. (\$70,000 6/80, \$150,000 6/81, \$150,000 6/82.) If project land is sold and project can be closed out sooner, interest costs will be less.

^{2/} Assumes no further properties to be purchased in Project 4. (e.g. Enterprise Hotel, Firehouse parking lot).

PROJECT 4

SUPPORTING SCHEDULE

PROJECT IMPROVEMENTS CHARGED AS PROJECT EXPENDITURES

| IDENTIFICATION | TO BE COMPLETED BY LPA | | | TO BE COMPLETED BY HUD | |
|--|------------------------|-------------------|----------------|------------------------|---|
| | TOTAL COST | CHARGE TO PROJECT | | % | AMOUNT |
| | | % | AMOUNT | | |
| I. Total Amount obligated to 2/25/80 | \$ | | \$ | | \$ |
| | | | 3,668,868 | | |
| II. Remaining Site Improvements | | | | | |
| A. Street Improvements | | | | | |
| 1. Alleys, J-L, Front-2nd | 120,000 | 100 | 120,000 | | |
| 2. Q-R Alley, 4-5 | 13,600 | 100 | 13,600 | | |
| 3. R Street, 2nd - 10th St | 480,000 | 100 | 480,000 | | |
| 4. L St., Front-2nd, 1/2 sidewalk | 22,400 | 100 | 22,400 | | |
| 5. N St. (3rd-4th) one side | 61,200 | 50 | 30,600 | | |
| 6. P St. (5th-6th) one side | 61,200 | 50 | 30,600 | | |
| 7. 4th St. (Q-R Alley-R St), both sides | 24,000 | 100 | 24,000 | | |
| 8. 5th St. (Q-R Alley-R St), both sides | 24,000 | 100 | 24,000 | | |
| 9. 6th, P-Q, one side | 61,200 | 50 | 30,600 | | |
| 10. 6th St, Q-R Alley-R St, both sides | 24,000 | 100 | 24,000 | | |
| 11. 7th St, Q-R Alley-R St, both sides | 30,600 | 50 | 15,300 | | |
| 12. 8th St, Q-R, one side | 61,200 | 50 | 30,600 | | |
| | | | <u>845,700</u> | | |
| 13. Crocker Blocks 2-3-N-P | | | | | These two locations are listed but are not included in budget totals below. |
| a. 2nd St, N-P, both sides | 120,000 | 100 | 120,000 | | |
| b. 3rd St, N-P, one side | 61,200 | 50 | 30,600 | | |
| c. N St., 2nd-3rd, both sides | 61,200 | 100 | 61,200 | | |
| d. P St, 2nd-3rd, one side | 61,200 | 50 | 30,600 | | |
| | | | <u>242,400</u> | | |
| 14. Lincoln School Blocks 3-5-P-Q | | | | | |
| a. 3rd St, P-Q, one side | 61,200 | 50 | 30,600 | | |
| b. 5th St, P-Q, one side | 61,200 | 50 | 30,600 | | |
| c. P St., 3rd-5th, one side | 122,400 | 50 | 61,200 | | |
| d. Q St, 3rd-5th, one side | 61,200 | 50 | 30,600 | | |
| | | | <u>153,000</u> | | |
| B. Street Lights | | | | | |
| 1. 3rd St, N-S | 40,000 | 100 | 40,000 | | |
| 2. 4th St, N-P | 16,000 | 50 | 8,000 | | |
| 3. 4th St., R-S | 16,000 | 100 | 16,000 | | |
| 4. 5th St, P-S | 40,000 | 100 | 40,000 | | |
| 5. 6th St, P-S | 40,000 | 100 | 40,000 | | |
| TOTAL PROJECT IMPROVEMENTS TO BE CHARGED TO ITEM 4 OF GROSS PROJECT COST | | | \$ | | \$ |

SUPPORTING SCHEDULE

PROJECT IMPROVEMENTS CHARGED AS PROJECT EXPENDITURES

| IDENTIFICATION | TO BE COMPLETED BY LPA | | | TO BE COMPLETED BY HUD | |
|--|------------------------|-------------------|----------------|------------------------|--------|
| | TOTAL COST | CHARGE TO PROJECT | | % | AMOUNT |
| | | % | AMOUNT | | |
| II. Remaining Site Improvements (Cont'd) | \$ | | \$ | | \$ |
| B. Street Lights (Cont'd) | | | | | |
| 6. 7th St, P-S | 40,000 | 100 | 40,000 | | |
| 7. 8th St, Q-S | 30,000 | 100 | 30,000 | | |
| 8. 9th St, Q-R | 16,000 | 50 | 8,000 | | |
| 9. 10th St., R-S | 16,000 | 50 | 8,000 | | |
| 10. N St, 2nd-4th St. | 30,000 | 50 | 15,000 | | |
| 11. P St, 2nd-4th St. | 30,000 | 100 | 30,000 | | |
| 12. P St, 4th-6th St. | 30,000 | 50 | 15,000 | | |
| 13. Q St, 2nd-6th St. | 60,000 | 100 | 60,000 | | |
| 14. Q St., 6th-9th Sts. | 30,000 | 50 | 15,000 | | |
| 15. R St, 2nd-9th Sts. | 100,000 | 100 | 100,000 | | |
| 16. R St., 9th-10th Sts. | 16,000. | 50 | 8,000 | | |
| | | | <u>473,000</u> | | |
| C. Fire Alarm System | | | | | |
| 1. S St, 2nd-8th | 22,000 | 100 | 22,000 | | |
| 2. 3rd St, Q-S | 10,000 | 100 | 10,000 | | |
| 3. 5th St, P-R | 7,500 | 100 | 7,500 | | |
| 4. 9th St, Q-R | 7,500 | 100 | 7,500 | | |
| | | | <u>47,000</u> | | |
| D. Storm Drainage | | | | | |
| 1. R St., 3rd-9th | 15,600 | 100 | 15,600 | | |
| 2. 2nd St, N-P | 14,400 | 100 | 14,400 | | |
| 3. 7th St, I-J | 8,400 | 100 | 8,400 | | |
| 4. 7th St, Q-S | 5,400 | 100 | 5,400 | | |
| 5. 9th St, Q-R | 5,400 | 100 | 5,400 | | |
| 6. 9th St., R-S | 8,400 | 100 | 8,400 | | |
| | | | <u>57,600</u> | | |
| Sub Total A, B, C. D. | | | 1,423,300 | | |
| Engineering @ 10% | | | 142,330 | | |
| Total Category II | | | \$1,565,630 | | |
| TOTAL PROJECT IMPROVEMENTS TO BE CHARGED TO ITEM 1 OF GROSS PROJECT COST | | | \$ 5,234,498 | | \$ |

RESOLUTION NO. _____

Adopted by the Redevelopment Agency of the City of Sacramento

April 15, 1980

APPROVING THE CAPITAL IMPROVEMENTS PROGRAM
FOR 1980 AND 1981

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

Section 1. The Capital Improvements Program for 1980
totalling \$10,512,340 and for 1981 totalling \$6,066,000 is hereby
approved.

Section 2. The following items are subject to further
review prior to final approval: (1) Parking Garage, 4-5-J-K,
(2) Replacement of exhaust fans, Garage K, (3) Underpass to Old
Sacramento, and (4) K Street Mall Street Lighting, 4th to 6th Streets.

CHAIRMAN

ATTEST:

Robert E. Roche

SECRETARY