



Public Hearing  
24

## SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

April 9, 1981

CITY MANAGER'S OFFICE  
**RECEIVED**  
APR 29 1981

Redevelopment Agency of the  
City of Sacramento  
Sacramento, California

Honorable Members in Session:

**APPROVED**  
SACRAMENTO REDEVELOPMENT AGENCY

Date 5/5/81

**SUBJECT:** Public Hearing-Final Selection of Redeveloper for Disposition  
Parcel HC-17 Located at 8th & "S" Streets in Redevelopment  
Project Area No. 4

### SUMMARY

The attached resolution, to be adopted subsequent to a public hearing, 1) approves the final selection of Paul Bernardis, Jr., an individual, as the Redeveloper of Disposition Parcel HC-17 located at 8th & "S" Streets in Redevelopment Project Area No. 4; 2) authorizes the Interim Executive Director to execute a "Contract for Sale of Land for Private Redevelopment" of this parcel; and, 3) authorizes the Interim Executive Director to execute an "Owner Participation Agreement" for the redeveloper's privately owned parcels.

### BACKGROUND

The subject property is located at the northeast corner of 8th and "S" Streets, within the "Heavy Commercial Corridor" of the Capitol Mall Riverfront Project, Redevelopment Project Area No. 4 (Calif. R-67). The property is known as Disposition Parcel No. HC-17 and also known as Assessor's Parcels 09-065-12 and 13. The legal description is assumed to be the west one-half of Lot 7 and the south one-quarter of Lot 8, in the block bounded by "R" and "S", 8th and 9th Streets, in the City of Sacramento.

In response to Agency advertisement of December 11 and 13, 1980 for the purchase and redevelopment of Parcel HC-17, two proposals were received on February 10, 1981. These proposals are from adjacent property owners, Paul Bernardis, Jr. and William Yaffee.

On March 24, 1981 by Resolution No. RA 81-024 the Agency tentatively selected Paul Bernardis, Jr. as redeveloper for this property. Mr. Bernardis will develop a 14,400 sq. ft. two-story office structure with 37 parking stalls. The estimated total development cost is \$952,300.

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He will be utilizing an adjacent 80' X 148' parcel, which he presently owns, as part of the building site. It is estimated that this project would create approximately 72 new jobs.

The "Contract for Sale of Land for Private Redevelopment", as required and established by DHUD in DHUD approved redevelopment project areas, establishes the terms by which the Agency will sell Disposition Parcel HC-17 to Mr. Bernardis. Attached for your information are the "Schedule of Performance" and "Scope of Development" sections of this contact, Attachment I & II, respectively.

The California Health and Safety Code Section 33339 provides that every redevelopment plan shall provide for participation in the redevelopment of property in the project area by the owners of all or part of such property if the owners agree to participate in the redevelopment in conformity with the redevelopment plan adopted by the legislative body for the area. The Redevelopment Plan for the Capitol Mall Riverfront Project, Project No. 4 (Calif. R-67), adopted by the City Council of the City of Sacramento by Ordinance No. 2681, Fourth Series, on August 25, 1966 as amended, contains provisions for such owner participation. The Redevelopment Agency has adopted "Rules for Owner Participants, Business Occupants, and Property Owners Desiring to Redevelop" by Resolution No. 985. The subject "Owner Participation Agreement" is consistent with these rules and contains the previously mentioned "Schedule of Performance" and "Scope of Development".

Mr. Bernardis will be required to obtain a parking variance, consolidate parcels, and obtain any other city approvals related to this project.

## FINANCIAL DATA

The fixed sale price, based on an independent appraisal, for Disposition Parcel HC-17 is \$57,500, or approximately \$6.25 per square foot. Mr. Bernardis has submitted a good faith deposit in the amount of \$2,875. This deposit will be held by the Agency until completion of the improvements to the satisfaction of the Agency. It is estimated that this project, when completed, will generate \$8,948 annually in tax increment revenue.

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## VOTE AND RECOMMENDATION OF COMMISSION

It is anticipated that at its meeting of May 4, 1981, the Sacramento Housing and Redevelopment Commission will adopt a motion recommending that you take the above-mentioned action. In the event they fail to do so, you will be advised prior to your May 5, 1981 meeting.

## RECOMMENDATION


The staff recommends adoption of the attached resolution which 1) approved final selection of Paul Bernardis, Jr. as redeveloper of Disposition Parcel HC-17; 2) authorizes the Interim Executive Director or execute a "Contract for Sale of Land for Private Redevelopment" with Paul Bernardis, Jr.; and, 3) authorizes the Interim Executive Director to execute an "Owner Participation Agreement" with Paul Bernardis, Jr.

Respectfully submitted,



WILLIAM H. EDGAR  
Interim Executive Director

TRANSMITTAL TO COUNCIL:



WALTER J. SLIPE  
City Manager

Contact Person: Leo T. Goto

RESOLUTION NO. RA- 81-028

Adopted by the Redevelopment Agency of the City of Sacramento

May 5, 1981

APPROVING FINAL SELECTION OF REDEVELOPER AND  
AUTHORIZING EXECUTION OF CONTRACT FOR SALE  
OF LAND FOR PRIVATE REDEVELOPMENT AND  
OWNER PARTICIPATION AGREEMENT  
PAUL L. BERNARDIS, JR., AN INDIVIDUAL  
PARCEL NO. HC-17, PROJECT NO. 4

WHEREAS, the Redevelopment Agency of the City of Sacramento is presently engaged in carrying out the redevelopment of the Capitol Mall Riverfront Project, Project No. 4; and

WHEREAS, the Agency has received a proposal entitled "Contract for Sale of Land for Private Redevelopment" (herein sometimes referred to as the "Proposal"), from PAUL L. BERNARDIS, JR., an individual (herein sometimes referred to as the "Redeveloper"), for the purchase from the Agency of the real property described herein; and

WHEREAS, pursuant to an advertisement for proposals for the development of said real property, other proposals were presented to the Sacramento Housing and Redevelopment Commission; and

WHEREAS, after reviewing said proposals, the Sacramento Housing and Redevelopment Commission recommended that the Governing Body of the Agency enter into a Contract for Sale of Land for Private Redevelopment with PAUL L. BERNARDIS, JR., an individual; and

WHEREAS, the Agency has examined data and analyzed various methods of disposing of said real property; and

WHEREAS, the said Contract for Sale of Land for Private Redevelopment and a Statement for Public Disclosure have been filed with the Redevelopment Agency by the proposed Redeveloper and have been available for public examination at the offices of this Agency for fourteen (14) days after public notice thereof; and

**APPROVED**  
SACRAMENTO REDEVELOPMENT AGENCY

Date 5/5/81

WHEREAS, based on said Statement for Public Disclosure, other information submitted to the Agency by the Redeveloper, and information submitted by the staff, the Agency finds that the Redeveloper can undertake and complete the redevelopment of said real property in accordance with the provisions of the Contract for Sale of Land for Private Redevelopment; and

WHEREAS, a public hearing on said Proposal was duly held on April 28, 1981 by the Agency after notice as required by the California Health and Safety Code, Sections 33430 and 33431; and

WHEREAS, no other proposals were presented to the Agency at said public hearing and no one appeared at said public hearing to contest or otherwise object to the Agency accepting said Proposal and entering into the Contract for Sale of Land for Private Redevelopment with the Redeveloper; and

WHEREAS, the Agency concluded that the public interest will best be served by disposing of such property to PAUL L. BERNARDIS, JR., an individual, in accordance with the terms of the Proposal; and

WHEREAS, Paul L. Bernardis, Jr. desires to redevelop his property (Assessor's Parcel 009-065-19) adjacent to said Parcel HC-17, in conjunction with the purchase and development of Parcel HC-17.

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

Section 1. The real property in the Capitol Mall River-front Project, Project No. 4, described below, will be disposed of for redevelopment to PAUL L. BERNARDIS, JR., an individual, substantially in accordance with the provisions of the Contract for Sale of Land for Private Redevelopment submitted to the Agency by said Redeveloper and considered by the Agency at the aforesaid public hearing and at this meeting:

The West 1/2 of Lot 7 and the South 1/4 of Lot 8, in the block bounded by R, S, 8th and 9th Streets in the City of Sacramento; EXCEPTING THEREFROM the Northerly twelve feet (12') of Lot 7 [Parcel HC-17].

Section 2. The disposition of the land in accordance with the said Contract for Sale of Land for Private Redevelopment is the most prudent method of disposing of such land by negotiation, is in accordance with this Agency's established land disposition policy, and is hereby determined to be in the best interest of the public and the City of Sacramento.

Section 3. It is hereby found and determined that the Redeveloper possesses the qualifications and financial resources necessary to acquire and develop the land for uses in accordance with the Redevelopment Plan for Project No. 4.

Section 4. The Chairman and Secretary are hereby authorized to execute for and on behalf of the Agency said Contract for Sale of Land for Private Redevelopment.

Section 5. The Chairman and Secretary are hereby authorized to execute for and on behalf of the Agency, an Owner Participation Agreement with Paul L. Bernardis, Jr., an individual, in form approved by Agency Counsel, and covering owner's real property described as follows:

The West 1/2 of Lot 6 and the East 1/2 of Lot 7 in the block bounded by 8th, 9th, R and S Streets in the City of Sacramento, according to the Official Map or plan thereof; EXCEPTING THEREFROM the Northerly 12' of said lots.  
[Assessor's Parcel 009-065-19].

Said Owner Participation Agreement shall incorporate by reference the provisions of the Contract for Sale of Land for Private Redevelopment for the disposition and development of Parcel HC-17.

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CHAIRMAN

ATTEST:

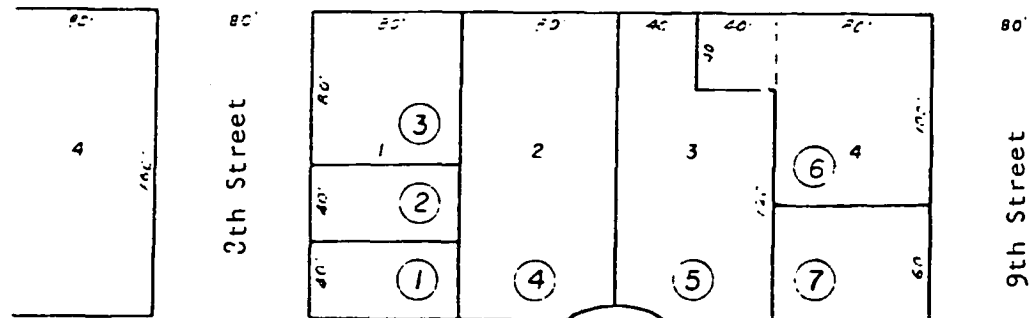
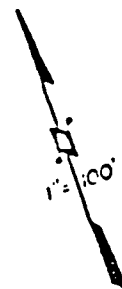
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SECRETARY

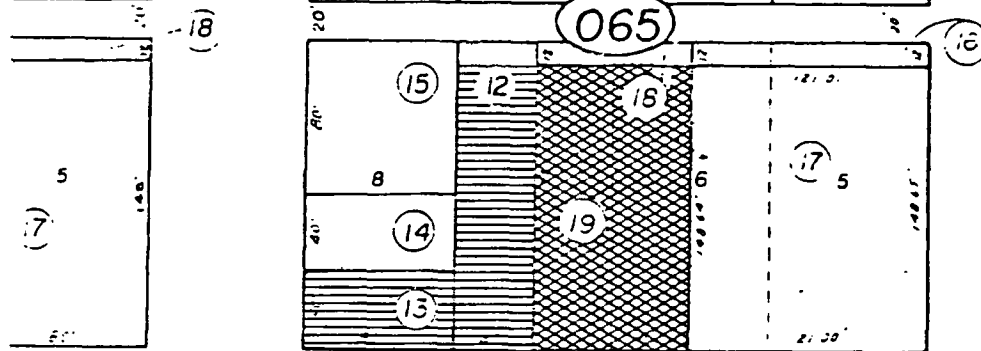
Tax Area Code

9-06

S Street

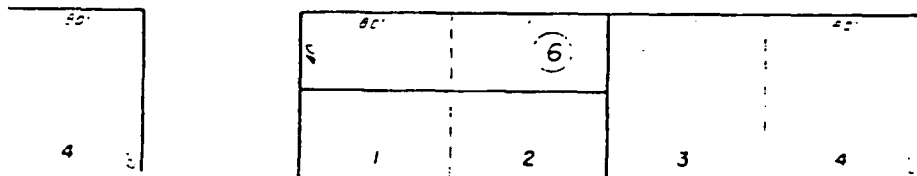


065



R Street

S. 25-16 07



Dispo. Parcel HC-17



Bernardis Parcel



SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY  
 COMMUNITY DEVELOPMENT DEPARTMENT  
 WORK ASSIGNMENT/PROGRAM REPORT

Division REDEVELOPMENT

Legislative Approvals and Dates:

1. TENTATIVE SELECTION (MARCH 24, 81)
2. FINAL SELECTION (ASSURED) (APRIL 30, 81)
3. \_\_\_\_\_

Project Type

- City  Redevelopment  
 County  Housing  
 Grant  
 Technical

Project DEVELOPMENT OF HC-17 (OFFICE SPACE)

Responsible staff \_\_\_\_\_

Supervisor \_\_\_\_\_

Updated \_\_\_\_\_ Day \_\_\_\_\_ Month \_\_\_\_\_ Year \_\_\_\_\_

Legend

- \* Critical milestone (identify)
- △ Date project updated
- ▲ Current progress of project

Project Budget

Construction Bid Amount

Expenditures to date

Funding Source

▲ Current progress of project \$ 952,300

\$ \_\_\_\_\_

\$ \_\_\_\_\_

\$ PRIVATE

Major Steps	Year 1980			Year 1981												Year 1982											
	Month	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S		
1. APPROVAL OF PRELIMINARY PLANS																											
2. APPROVAL OF FINAL PLANS																											
3. APPROVAL OF EVIDENCE OF FINANCING																											
4. CLOSE OF ESCROW																											
5. CONSTRUCTION																											





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CITY CLERK'S OFFICE  
CITY OF SACRAMENTO  
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## SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

April 17, 1981

Ms. Annie Mason  
Deputy City Clerk  
915 I Street  
Sacramento, CA 95814

SUBJECT: Public Hearing - Final Selection of Redeveloper  
for Parcel HC-17 Located at 8th and S Streets  
in Redevelopment Project No. 4

Dear Annie:

This will confirm our conversation wherein I advised that  
the public hearing on the above matter previously scheduled  
for April 28, 1981, before the Redevelopment Agency should  
be continued until May 5, 1981.

A copy of the public notice is attached.

Very truly yours,

JOAN ROBERTS  
Agency Clerk

Attachment

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NOTICE OF HEARING AND INFORMATION ON  
PROPOSED DISPOSITION OF LAND IN  
REDEVELOPMENT PROJECT NO. 4

NOTICE IS HEREBY GIVEN that the REDEVELOPMENT AGENCY OF THE CITY OF SACRAMENTO is considering a proposal to enter into a Contract for Sale of Land for Private Redevelopment with PAUL L. BERNARDIS, JR., an individual, for the disposal of the herein-after described Project real property on or after April 28, 1981, and that the Agency will hold a public hearing on the proposed disposition and the above-mentioned Contract therefor, on April 28, 1981 at 7:30 P.M. in the City Council Chambers, City Hall, located on I Street between 9th and 10th Streets, Sacramento, California, pursuant to Section 33431 of the Health and Safety Code of the State of California.

A separate hearing will be held by the SACRAMENTO HOUSING AND REDEVELOPMENT COMMISSION to formulate recommendations regarding this disposition. Said hearing will be held on April 20, 1981 at 7:30 P.M. in the offices of the Agency located at 630 I Street, Sacramento, California.

The proposal is for the purchase by PAUL L. BERNARDIS, JR., an individual, of the following described real property in the Capitol Mall Riverfront Project, Project No. 4, a portion of Redevelopment Area No. One, Sacramento, California:

PARCEL HC-17: The West one-half of Lot 7, and the South one-quarter of Lot 8, in the block bounded by R, S, 8th and 9th Streets in the City of Sacramento; EXCEPTING THEREFROM the Northerly 12 feet of Lot 7.

The real property which would be purchased by PAUL L. BERNARDIS, JR. under said Contract for Sale of Land for Private Redevelopment would be redeveloped in accordance with the Official Redevelopment Plan for the Capitol Mall Riverfront Project, Project No. 4, as part of the redevelopment projects which the Agency is carrying out pursuant to said Health and Safety Code.

PAUL L. BERNARDIS, JR., an individual, has filed with the Redevelopment Agency a Redeveloper's Statement for Public Disclosure in the form prescribed by the Department of Housing and Urban Development pursuant to Section 105(e) of the Housing Act of 1949, as amended, containing information which refers to the identity of the proposed Redeveloper, and other interested parties. Said Statement for Public Disclosure, together with copy of the Contract for Sale of Land for Private Redevelopment, and copy of the Official Redevelopment Plan for Project No. 4, will be available for public examination at the offices of the Agency at 630 I Street, Suite 300, Sacramento, California, on or after April 13, 1981. The office hours of the Agency are from 8:00 A.M. to 5:00 P.M., Monday through Friday. Any person or organization desiring to be heard on the proposed disposition or the proposed Contract therefor will be afforded an opportunity to be heard at such meeting.

WILLIAM H. EDGAR, Interim Executive  
Director  
Redevelopment Agency of the City  
of Sacramento

[Run 2 times: April 13 and 20, 1981]