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November 1, 2000

**Redevelopment Agency of the
City of Sacramento
Sacramento, California 95814**

Honorable Members in Session:

SUBJECT: Termination of Development and Disposition Agreement with Vision
Development Group

LOCATION AND COUNCIL DISTRICT:

Council District 2, Southwest corner of Marysville and Nogales Streets in Del Paso Heights

RECOMMENDATION

Staff recommends adoption of the attached resolution that authorizes the Executive Director or designee to terminate the Disposition and Development Agreement with the Vision Development Group for the development of the southwest corner of Marysville Boulevard and Nogales Street. (Map attached as Attachment I).

CONTACT PERSONS

John Dangberg, Director, Community Development, 440-1357
Leslie Fritzsche, Program Manager, Development Services, 440-1301

FOR COUNCIL MEETING OF - November 14, 2000

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SUMMARY

This report recommends the termination of the Disposition and Development Agreement for the Vision Development Group's development of a child care project at the southwest corner of Marysville Boulevard and Nogales Street in Del Paso Heights.

REDEVELOPMENT ADVISORY COMMITTEE ACTION

At its September 14, 2000 meeting, the Del Paso Heights Redevelopment Advisory Committee (RAC) recommended approval of the attached resolution. The votes were as follows:

AYES: Block, Covington, Loree, Mack, Scoggins, Velez-Balay, Wells

NOES: None

ABSENT: Ahkiong, Blue, Kinsey, Langston, Lee, Whitaker

COMMISSION ACTION

It is anticipated that at its meeting of November 1, 2000, the Sacramento Housing and Redevelopment Commission will adopt a motion recommending approval of the attached resolutions. In the event they fail to do so, you will be advised prior to your November 14, 2000 meeting.

BACKGROUND

In November 1998, the Agency executed a Disposition and Development Agreement with the Vision Development Group for the construction of a Headstart childcare and teacher training facility on a one acre Agency-owned site at the southwest corner of Marysville Boulevard and Nogales Street. The project included the construction of an 8,000 square foot facility on the site. The Agency agreed to provide the land and a \$100,000 Agency loan. The balance of the project was to be privately financed.

The Vision Development Group worked diligently towards the implementation of their project until the illness and death of one of their members. In July 2000, the Agency was informed that the Vision Development Group is no longer interested in pursuing the project and asked that the DDA be terminated.

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FINANCIAL CONSIDERATIONS

This action would release the obligation for the \$100,000 loan, which was to be provided as part of the project. The funds would be returned to the Del Paso Heights Developer Assistance program fund.

POLICY CONSIDERATIONS

The recommended actions are consistent with policies for redevelopment as described in the Fourth Amendment to the Del Paso Heights Redevelopment Plan, adopted by the Sacramento City Council in October 1998. These actions are also consistent with the Agency's 2000-2004 Implementation Plan, California Redevelopment Law.

ENVIRONMENTAL REVIEW

The proposed action does not constitute a project pursuant to CEQA, per Guidelines section 15378(b)(3). NEPA does not apply.

M/WBE CONSIDERATIONS

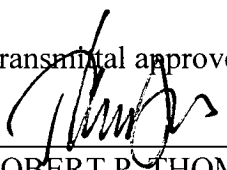
The items discussed in this report have no M/WBE impact; therefore, M/WBE considerations do not apply.

Respectfully submitted,



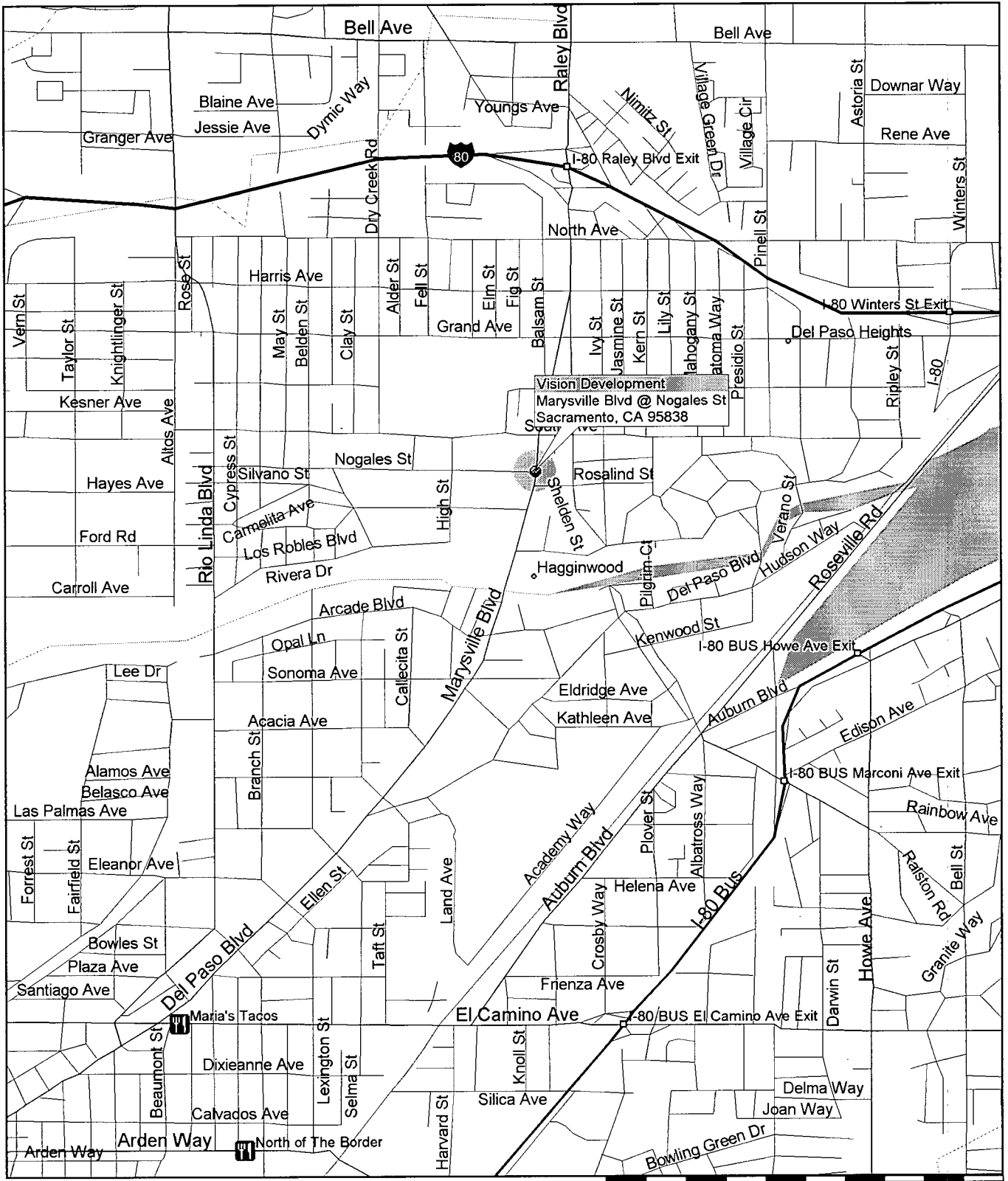
ANNE M. MOORE
Executive Director

Transmittal approved,



ROBERT P. THOMAS
City Manager

Visions Development Marysville Blvd. @ Nogales Street



Vision Development
Marysville Blvd @ Nogales St
Sacramento, CA 95838

Microsoft Expedia
Streets98

APPROVED
NOV 14 2000
OFFICE OF THE
CITY CLERK

RESOLUTION NO. 2000-068

ADOPTED BY THE REDEVELOPMENT AGENCY OF THE CITY OF SACRAMENTO

ON DATE OF

**TERMINATION OF THE DISPOSITION AND DEVELOPMENT
AGREEMENT VISION DEVELOPMENT GROUP**

WHEREAS, the Redevelopment Agency of the City of Sacramento approved a Development and Disposition Agreement with the Vision Development Group for the development of a child care and training facility on Agency-owned land at the southwest corner of Nogales Street and Marysville Boulevard;

WHEREAS, Vision Development Group is no longer interested in proceeding with the project;

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

Section 1. The Disposition and Development Agreement with the Vision Development Group is hereby terminated.

CHAIR

ATTEST:

SECRETARY

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____
DATE ADOPTED: _____