

RESOLUTION NO. 2001-006

ADOPTED BY THE REDEVELOPMENT AGENCY OF THE CITY OF SACRAMENTO

ON DATE OF JAN 23 2001

MERGED DOWNTOWN SACRAMENTO REDEVELOPMENT PROJECT AREA RIVERFRONT HOTEL APPROVAL OF PUBLIC IMPROVEMENT DEVELOPMENT AGREEMENT, FINDINGS REGARDING PUBLIC BIDDING

Section 1: The following findings are true and are hereby adopted:

It is necessary that the contractor performing the construction of the project known variously as the Riverfront Hotel Project and the Embassy Hotel Project ("Project") also do the work of this PIDA. The Public Improvements are an integral part of the Project. The Property is restricted in both size and access. If separate contractors were used for the work of the DDA and for the work of this PIDA, coordination of multiple contractors on the Property and the coordination of the "critical path" schedules for the Project would be a practical impossibility. Such use of multiple contractors would result in serious project delays and cost increases that would render the Project infeasible. Since the efficient and cost effective development of the Public Improvements is of benefit to the Developer, there is little or no danger of waste of public funds. Further, this PIDA is an integral part of the whole method of financing the public costs associated with the Project and the redevelopment of the Project Area. Therefore, since competitive proposals work an incongruity and are unavailing as affecting the final result, since competitive proposals would not produce any advantage, and since it is practically impossible to obtain the desired result through the competitive process, public bidding for the Public Improvements is not applicable. In approving this PIDA, the Agency makes final and conclusive legal determinations that the construction of the Public Improvements is so interwoven with the Project that it is not feasible or practical from a design, architectural, engineering, construction or cost standpoint to redevelop the Project as a separate construction project without the Public Improvements, and that the construction of said elements in an integrated and coordinated manner with the Developer under this PIDA is the only feasible means of achieving such construction, and that the total costs to the Agency of constructing the Public Improvements will be substantially less than if said elements were constructed as separate construction projects.

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Section 2. The Public Improvement Development Agreement between the Redevelopment Agency and Sacramento Hotel Partners, LLC. (Developer), for construction of all public improvements and remaining toxic remediation is approved, in substantially the form on file with the Agency Clerk and as approved by Agency Counsel.

Section 3. The City Deputy City Manager is authorized to execute the PIDA on behalf of the Agency.

Heather Fugo
CHAIR

Talicia A. Burrows
SECRETARY

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