

MINUTE ITEM

This Calendar Item No. 19  
was approved by the Commission  
on 1/19/78 at its meeting  
to discuss 2/23/78

CALENDAR ITEM

19.

2/78  
W 21186  
Scott

APPROVAL OF JOINT SACRAMENTO CITY-STATE LANDS  
COMMISSION SELECTION PROCESS FOR DEVELOPERS OF  
OLD SACRAMENTO RIVERFRONT, SACRAMENTO RIVER,  
CITY OF SACRAMENTO, SACRAMENTO COUNTY

Background:

Representatives of the City of Sacramento and Staff of the Commission have been involved for some time in the preparation of plans for an area of the Sacramento River adjacent to the Old Sacramento Development. The proposed development was to be a historically correct representation of this area of the Sacramento River between the 1850's through the 1890's. In order to assure the correct development of this area certain selection criteria had to be established and a process for securing developers and reviewing proposals had to be created.

Current Situation:

The City of Sacramento has prepared a "Selection Process for Developers of Historic Boats" which has been reviewed by Staff of the Commission. This process will assure that development along this area of the Sacramento River will be compatible with the plans prepared by the city and Staff of the State Lands Commission and also with the existing Old Sacramento Development. The city has submitted the "Selection Process" and requests that the Commission approve the process as submitted.

Exhibits:

- A. Selection Process for Developers of Historic Boats.
- B. Location Map.

IT IS RECOMMENDED THAT THE COMMISSION APPROVE AS ACCEPTABLE THE SELECTION PROCESS ATTACHED AS EXHIBIT "A" AND DIRECT THE EXECUTIVE OFFICER TO SO NOTIFY THE CITY OF SACRAMENTO.

Attachments: Exhibit "A"

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EXHIBIT "A"

SELECTION PROCESS FOR DEVELOPERS  
OF HISTORIC BOATS

I. Site Disposition

A. Prior to advertising, Agency will prepare an informational packet for potential developers of historic vessels.

B. Agency will advertise availability of packets including:

1. Site(s)
2. Charge for packets
3. Time for proposal return
4. General description of project
  - a. Terms of occupancy (initial term and renewal options must not exceed 49 years)
  - b. Fiscal structure
  - c. Involved jurisdictions
  - d. Type and size of vessel
  - e. General description of boat required

C. Developers expressing interest will be provided proposal solicitation packets at \$20.00 each (to defray costs and discourage non-serious proposals).

D. Potential developer package will include:

1. Invitation to submit proposal(s)
2. Proposal forms including State Lands Commission application form
3. Site map and legal description
4. Public disclosure form
5. Redevelopment and water front basic plan
6. Utilities information

7. Zoning and land use information
8. Design guidelines
9. Evaluation criteria
10. Selection and approval process
11. Other information as may be appropriate

II. Proposal submitted by developer must include 2 copies: one to State Lands Commission with \$25.00 filing fee; one to City with deposit.

A. Narrative description of the project including, but not limited to:

1. Architectural schematics
  - a. Site plan
  - b. Boat plans and elevations
  - c. Cross sections
  - d. Dimensions
2. Construction materials description
  - a. Structural
  - b. Decorative
3. Ramps, dock, and loading platforms or gangways
4. Renderings of completed project

B. Good faith deposit of \$500.00 per each 50 lineal feet of dock or land area required on the site.

C. Proposed use and related facilities

D. Total development cost estimates

1. Construction
2. Indirects
3. Financing

4. Revenues
  5. Operation and maintenance costs
  6. Dockage fees
  7. State lease costs, if available
  8. Debt service
  9. Debt vs. equity statement
- E. Evidence of financing
1. Lenders statement
  2. Financial statements of the developer and each member of a joint venture
- F. Time schedule for preliminary and final plans
- G. Time schedule for:
1. Tenant leases
  2. Financing commitment
  3. Construction start
  4. Construction completion
  5. Business opening

### III. Developer selection

- A. Developer proposals will be initially reviewed for a completeness of submittal as listed at II-A through II-G-5 above by a staff task group composed of:
1. Director of HRA
  2. Deputy Director of HRA
  3. Assistant Director of HRA - Finance
  4. HRA chief counsel
  5. Agency architect
  6. City Engineer or his designee

7. Assistant City Manager for Community Development
  8. Director, Museum and History Commission
  9. Designee(s) of California State Lands Commission
- B. Proposals determined to be complete will be referred to Museum and History Commission for review and comment as to historical authenticity.
  - C. Developer and staff group (III-A above) will present completed proposals to Housing and Redevelopment Commission, Old Sacramento Committee with recommendations.
  - D. Developer and staff present proposals to Housing and Redevelopment Commission which makes tentative selection of developer.
  - E. Housing and Redevelopment Agency hears presentation of selected developer, staff, and commission and makes final selection at public hearing.

IV. Conditions of occupancy

- A. City/Agency will:
  1. Extend utility lines from their existing locations to the Sacramento River Sea Wall.
  2. Provide parking in accordance with the overall requirements for Old Sacramento and functional demand.
  3. Prepare all necessary disposition documents and materials.
  4. Build dock and other improvements to be set forth in the Old Sacramento River Front Plan.
- B. Developer will:
  1. Enter into all necessary contracts and agreements with City/Agency and other public and private agencies.
  2. Secure the appropriate lease with California State Lands Commission for occupancy of the river.

3. Construct boat and operate it in a timely fashion according to a schedule to be determined by the developer and the Agency.
4. Provide utility hookups from sea wall to boat.
5. Pay all applicable taxes.

V. General notes

- A. Temporary or interim facilities. In the event that a developer completes his boat prior to completion of the public dock and wishes to open for business, the developer will provide such docks, landing ramps, gangways, and utilities as may be approved by the Agency.
- B. Permanently moored, fixed in place boats will be subject to property tax in the City and County of Sacramento.
- C. Touring or cruise boats will be subject to property tax in that jurisdiction which is the "home port" as defined by state statute.
- D. Agency reserves the right to charge a dockage fee for tour or cruise boats to be negotiated with developer.