



**REPORT TO CITY COUNCIL AND
REDEVELOPMENT AGENCY
City of Sacramento**

915 I Street, Sacramento, CA 95814-2604
www.CityofSacramento.org

Consent
July 15, 2008

**Honorable Mayor and Members of the City Council and
Honorable Chair and Members of the Board**

Title: Old Sacramento Waterfront Park Public Restroom

Location/Council District: Old Sacramento, Council District 1

Recommendation: Adopt a 1) **Redevelopment Agency Resolution** a) authorizing the Executive Director or her designee to allocate \$100,000 of Merged Downtown Redevelopment tax increment funds; and b) executing an Individual Project Agreement (IPA) for implementation of the project on behalf of the City; and 2) **City Resolution** a) authorizing transfer of funds from Public Market Building Fund (Fund 2601) in the amount of \$30,000 to the Waterfront Restroom CIP (M17700000); b) authorizing the Redevelopment Agency to bid and award the contract for construction on behalf of the City; and c) authorizing the City Manager or his designee to enter into an IPA with the Redevelopment Agency to implement the project.

Contact: Sheri Smith, Economic Development Project Manager, 808-7204; Leslie Fritzsche, Downtown Development Manager, 808-5450

Presenters: NA

Department: Economic Development Department and Convention Culture & Leisure

Division: Downtown Development and Old Sacramento

Organization No: 4451

Description/Analysis

Issue: Old Sacramento is a major tourist area in the City of Sacramento and draws thousands of visitors year round. There are very few public restrooms available to visitors in Old Sacramento. The only public facilities located along the waterfront are in the Public Market Building, controlled by the State, with very limited operating hours. In order to support continued redevelopment efforts in Old Sacramento it is critical for the visitors to have a public bathroom available on the waterfront that is in a convenient location and operates when the majority of the businesses and entertainment venues are open (See Attachment 1, Site Map).

On November 11, 2000 the City Council approved the establishment of a fund for Capital Improvement Projects (CIP-M17700000) in Old Sacramento. Construction of the Old Sacramento Waterfront Park Restroom was one of the projects envisioned to be completed with CIP-M17700000. The fund alone does not provide enough resources to complete the project, but by utilizing funds from multiple sources, the City will be able to construct a public restroom at the Waterfront Park in Old Sacramento.

This report recommends entering into an Individual Project Agreement (IPA) for the Agency, on behalf of the City, to bid, award, and monitor the contracts for construction of the facility and for the site preparation and utility hook up. The restroom will be manufactured off-site and shipped to Old Sacramento for installation. The total estimated cost for design, construction, and installation of the restroom is \$244,000.

The already established Old Sacramento Waterfront Park Restroom CIP (M17700000) will have \$114,000 available for the project which includes rents received from Joe's Crab Shack that have been set aside for public improvements in Old Sacramento. If approved, \$30,000 will be transferred from the Public Market Fund to this CIP for construction of the restroom project. The remaining need of \$100,000 will be allocated from Downtown Tax Increment tax exempt bond funds.

Policy Considerations: Construction of the Old Sacramento Waterfront Park Restroom project supports the 2005 Downtown Redevelopment Implementation Plan policy objectives of enhancing Downtown's appeal as a visitor destination and enhancing and investing in the waterfront visitor experience.

Environmental Considerations: The City of Sacramento History and Archives Manager reviews all plans for construction projects in Old Sacramento. She has reviewed the preliminary plans and the final plans must meet her approval to ensure that any historic resource concerns are addressed. The proposed public restroom building is 12 feet by 36 feet for a total of 432 square feet. The requested action is categorically exempt from the requirement for the preparation of environmental documents under California Environmental Quality Act (CEQA) Guidelines section 15303(c) because it does not involve the use of significant amount of hazardous substances and is smaller than 2500 square feet.

Commission/Committee Action: The Old Sacramento Business Association has been briefed on the project and expressed enthusiastic support.

Rationale for Recommendation: The 2005-2009 Merged Downtown Implementation Plan identified enhancing the visitor experience in Old Sacramento as a primary strategy to strengthen the role of Old Sacramento in the Merged Downtown Redevelopment Area. Transfer of the Public Market funds to this CIP M17700000 and allocating \$100,000 of the Tax Increment funding will provide adequate funding to

implement the Old Sacramento Waterfront Park Restroom project. This project will:

- Set the stage for improved economic vitality by creating an attractive and sorely needed public facility for visitors in Old Sacramento;
- Assist in eliminating the blighting influences that prevent or substantially hinder the economic viability of surrounding buildings and lots, including the lack of facilities for present standards and market conditions, inadequate, under-capacity, and dilapidated public facilities in the Merged Downtown Redevelopment Area;
- Create a compelling and inviting structure that will screen the Public Market garbage area - removing existing blight;
- Promote a sense of safety with increased pedestrian and visitor activity in the primarily underutilized park area.

The restroom will be unlocked in the morning and locked at night by the Old Sacramento security guard. Daily maintenance and cleaning will be done by the Old Sacramento Division maintenance crew which is funded in part by the Old Sacramento Maintenance Assessment District.

Financial Considerations: This report recommends an allocation of Merged Downtown Redevelopment tax exempt bond funds in the amount of \$100,000 and a transfer of \$30,000 from the Public Market Building (Fund 2601) to the Waterfront Restroom project (M17700000). The proposed funding transfers added to the available balance of \$114,000 in this CIP will provide the funding needed for this project.

Emerging Small Business Development (ESBD): None

Respectfully Submitted by: Leslie Fritzsche
Leslie Fritzsche
Downtown Economic Development Manager

Approved by: David L. Spaur, CECD, EDPF
David L. Spaur, CECD, EDPF
Economic Development Director

by: Barbara E. Bonebrake
Barbara E. Bonebrake
Director of Convention Culture & Leisure

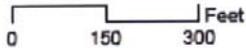
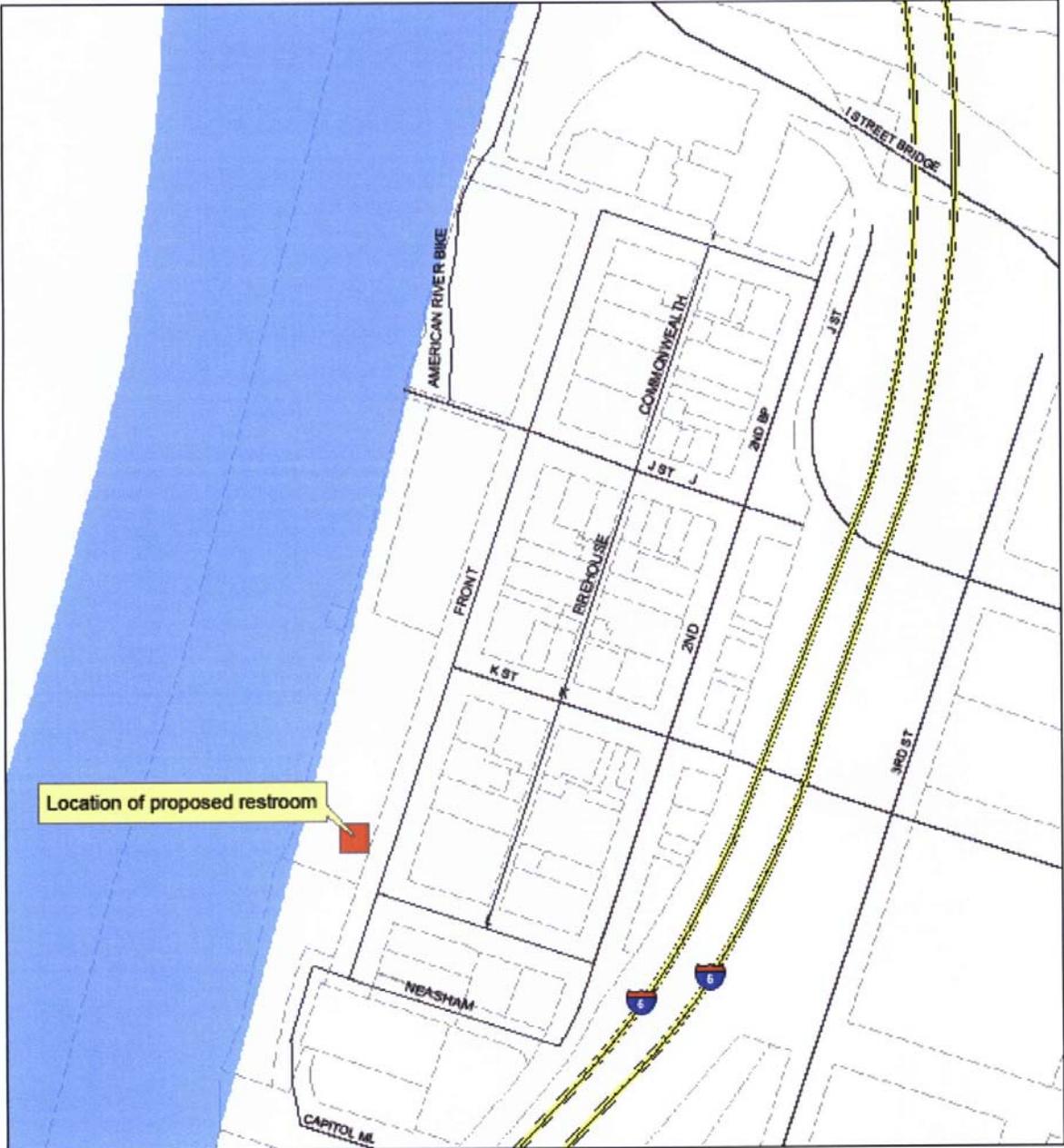
Recommendation Approved:

Cassandra B. Jernigan
for Ray Kerridge
City Manager

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**Attachment 1
Site Location Map**



Old Sacramento



RESOLUTION NO. 2008 -

Adopted by the Redevelopment Agency of the City of Sacramento

APPROVAL OF ALLOCATION OF MERGED DOWNTOWN REDEVELOPMENT TAX INCREMENT FUNDS AND APPROVAL TO EXECUTE AN INDIVIDUAL PROJECT AGREEMENT FOR CONSTRUCTION OF THE OLD SACRAMENTO WATERFRONT PARK RESTROOM IN THE MERGED DOWNTOWN REDEVELOPMENT AREA

BACKGROUND

- A. The Redevelopment Agency of the City of Sacramento ("Agency") has adopted the Merged Downtown Redevelopment Plan ("Redevelopment Plan") and an Implementation Plan for the Merged Downtown Project Area ("Project Area").
- B. Old Sacramento, which is in the Merged Downtown Redevelopment Area, is undergoing significant redevelopment and investment.
- C. Development of the Waterfront Park public restroom will enhance the waterfront visitor experience in Old Sacramento and provide necessary public facilities to support business owners.
- D. This project is consistent with the Amended Merged Downtown Redevelopment Plan and 2005 Merged Downtown Redevelopment Implementation Plan.

BASED ON THE FACTS SET FORTH IN THE BACKGROUND, THE REDEVELOPMENT AGENCY RESOLVES AS FOLLOWS:

- Section 1. After due consideration of the facts presented, allocation of \$100,000 from the Merged Downtown Redevelopment tax increment funds and the environmental findings regarding this action, as stated in the staff report that accompanies this resolution, are approved.
- Section 2. The Executive Director, or her designee, is authorized to enter into an Individual Project Agreement (IPA) regarding the provision of services for this project on behalf of the City of Sacramento.
- Section 3. Pursuant to Section 33445 of the Health and Safety Code of the State of California, the Agency further finds and determines that: (a)The construction of the public restrooms in Old Sacramento will benefit the immediate neighborhood by creating public facilities on the waterfront park and by constructing an attractive structure that will visually screen the

Public Market's garbage area; (b) All available sources of funds have been allocated to the project and there is no other reasonable means available to the community of financing the remaining need for this public improvement project in the Merged Downtown Redevelopment Project Area; and (c) Improvements to public facilities will assist in eliminating the following blighting conditions: inadequate, under-capacity, and dilapidated public facilities in the Merged Downtown Redevelopment Area; and provide an attractive new building on a vacant lot which will visually screen garbage infrastructure along the Waterfront Park and bring facilities up to present standards to support economically viable uses of surrounding buildings and lots.

RESOLUTION NO. 2008 -

Adopted by the Sacramento City Council

AUTHORIZATION TO TRANSFER FUNDS AND TO EXECUTE AN INDIVIDUAL PROJECT AGREEMENT FOR CONSTRUCTION OF THE OLD SACRAMENTO WATERFRONT PARK RESTROOM IN THE MERGED DOWNTOWN REDEVELOPMENT AREA

BACKGROUND

- A. The Redevelopment Agency of the City of Sacramento ("Agency") has adopted the Merged Downtown Redevelopment Plan ("Redevelopment Plan") and an Implementation Plan for the Merged Downtown Project Area ("Project Area").
- B. Old Sacramento, which is in the Merged Downtown Redevelopment Area, is undergoing significant redevelopment and investment.
- C. Development of the Waterfront Park public restroom will enhance the waterfront visitor experience in Old Sacramento and provide necessary public facilities to support business owners.
- D. The Redevelopment Agency will implement the project on behalf of the City.
- E. This project is consistent with the Amended Merged Downtown Redevelopment Plan and 2005 Merged Downtown Redevelopment Implementation Plan.

BASED ON THE FACTS SET FORTH IN THE BACKGROUND, THE CITY COUNCIL RESOLVES AS FOLLOWS:

- Section 1. After due consideration of the facts presented, the environmental findings regarding this action, as stated in the staff report that accompanies this resolution, are approved.
- Section 2. The Redevelopment Agency is authorized to prepare a bid package, advertise for bids, and award the contract to construct the Project.
- Section 3. The City Manager, or his designee, is authorized to enter into an Individual Project Agreement (IPA) with the Agency to implement the construction of the waterfront restroom.

- Section 4. The City Manager is authorized to transfer \$30,000 from the Public Market Building Fund (Fund 2601) to the Waterfront Restroom project (M17700000).
- Section 5. Pursuant to Section 33445 of the Health and Safety Code of the State of California, the City further finds and determines that: (a) The construction of the public restrooms in Old Sacramento will benefit the immediate neighborhood by creating public facilities on the waterfront park and by constructing an attractive structure that will visually screen the Public Market's garbage area; (b) All available sources of funds have been allocated to the project and there is no other reasonable means available to the community of financing the remaining need for this public improvement project in the Merged Downtown Redevelopment Project Area; and (c) Improvements to public facilities will assist in eliminating the following blighting conditions: inadequate, under-capacity, and dilapidated public facilities in the Merged Downtown Redevelopment Area; and provide an attractive new building on a vacant lot which will visually screen garbage infrastructure along the Waterfront Park and bring facilities up to present standards to support economically viable uses of surrounding buildings and lots.