

## **RESOLUTION NO. 2009-064**

Adopted by the Redevelopment Agency  
of the City of Sacramento

December 1, 2009

### **AUTHORIZATION TO BUYOUT THE MASTER LEASE FOR THE COMMERCIAL PROPERTY LOCATED AT 1011 & 1013 - 7<sup>th</sup> STREET (PIONEER HALL).**

#### **BACKGROUND**

- A. The Redevelopment Agency of the City of Sacramento (Agency), as tenant, contacted the Sacramento Pioneer Association, as landlord, to determine equitable compensation to terminate the remaining 67 months of the master lease's 7/1/94 – 6/30/15 lease term.
- B. Sacramento Housing and Redevelopment Agency, the joint powers agency that includes the Redevelopment Agency, acquired its 801-12th Street headquarters building in June 2008. The headquarters building is undergoing tenant improvements to prepare it for its January 4, 2010 opening. Termination of the master lease at Pioneer Hall is necessary to consolidate Agency personnel and equipment located at Pioneer Hall into the 801-12th Street headquarters building. Operational efficiencies will increase over the long term.
- C. Staff proposes an allocation of \$154,000 in Pioneer Hall funds and Mortgage Revenue Bond (MRB) funds to meet the negotiated agreement of the buyout of the master lease with Pioneer Hall, and
- D. The proposed action to buyout the master lease is exempt from environmental review under California Environmental Quality Act (CEQA) Guidelines Section 15301.

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

- Section 1. After due consideration of the facts presented, the environmental finding that the subject of this resolution is exempt from further CEQA review pursuant to CEQA Guideline Section 15301 and other findings regarding this action are approved.
- Section 2. The Executive Director, or her designee, is authorized to execute all documents necessary for the buyout of the master lease agreement with the Sacramento Pioneer Association for property located at 1011 & 1013 -7<sup>th</sup> Street, known as Pioneer Hall.
- Section 3. The Executive Director, or her designee, is authorized to execute documents necessary to assign the existing sublease to the landlord.

Section 4. The Executive Director, or her designee, is authorized to amend the budget to appropriate \$95,000 from the Pioneer Hall fund and \$59,000 from the Mortgage Revenue Bond funds to be used to buyout the master lease with Pioneer Hall Association.

Adopted by the Redevelopment Agency of the City of Sacramento on December 1, 2009 by the following vote:

Ayes: Councilmembers Cohn, Fong, Hammond, McCarty, Pannell, Sheedy, Tretheway, Waters, and Mayor Johnson.

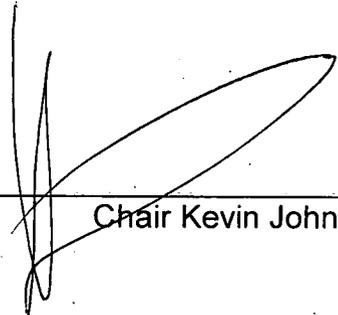
Noes: None.

Abstain: None.

Absent: None.

Attest:

  
Shirley Concolino, Secretary

  
Chair Kevin Johnson