



# REPORT TO COUNCIL

## City of Sacramento

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

Consent  
February 13, 2007

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

**Title: Creation of the Railyards Development Agreements Ad Hoc Committee**

**Location/Council District: Citywide**

**Recommendation:** Create a special committee comprised of four councilmembers to provide policy guidance to City and Redevelopment Agency staff in negotiating project entitlements and development agreements with S. Thomas Enterprises of Sacramento, LLC, and make recommendations to City Council.

**Contact:** David Harzoff, Special Projects Manager, (916) 808-5385  
Mary Hanneman, Assistant City Manager, (916) 808-5704

**Presenters:** n/a

**Department:** City Manager's Office

**Division:** n/a

**Organization No:** 0310

### **Description/Analysis**

**Issue:** Pursuant to Chapter 13 of the Council Rules of Procedure, staff is requesting approval of the formation of a special Council committee known as the Railyards Development Agreements Ad Hoc Committee. This ad hoc will meet until the charge of the committee has been accomplished.

**Policy Considerations:** The creation of the Development Agreements Ad Hoc Committee will provide for efficient negotiation of the project entitlements and development agreements for consideration by the full Council in the future.

**Environmental Considerations:** This report is not considered a project and therefore has no potential for an effect on the environment as defined in the provisions of the California Environmental Quality Act (Section 15061(b)(3)).



**Rationale for Recommendation:** Key City and Agency staff is in the process of negotiating development agreements with S. Thomas Enterprises of Sacramento, LLC for the downtown railyards covering project entitlements, conditions, infrastructure financing and other matter related to the development of the Railyards. Staff believes that negotiations would proceed in a more efficient manner by the formation of a Council ad hoc. The ad hoc would make policy recommendations to staff during the negotiations and, ultimately, to the City Council during its consideration of the agreements. The committee is to remain in existence only until its duties as stated in this report are fulfilled. The Mayor has requested the creation of the Railyards Development Agreements Ad Hoc Committee and will appoint councilmembers to this Committee.

**Financial Considerations:** None.

**Emerging Small Business Development (ESBD):** None.

Respectfully Submitted by:   
Marty Hanneman  
Assistant City Manager

Recommendation Approved:

  
Ray Kerridge  
City Manager

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**RESOLUTION NO.**

Adopted by the Sacramento City Council

**Creation of the Railyards Development Agreements Ad Hoc Committee**

**BACKGROUND**

- A. Key City and Agency staff is in the process of negotiating development agreements with S. Thomas Enterprises of Sacramento, LLC for the downtown railyards covering project entitlements, conditions, infrastructure financing and other matter related to the development of the Railyards.
- B. Negotiations would proceed in a more efficient manner by the formation of a Council ad hoc.
- C. The ad hoc would make policy recommendations to staff during the negotiations and, ultimately, to the City Council during its consideration of the agreements.
- D. The Mayor will appoint the committee members and the committee is to remain in existence only until its duties as stated in this report are fulfilled.

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

- Section 1. The creation of the Railyards Development Agreements Ad Hoc Committee.