

REGIONAL TRANSIT ISSUE PAPER

Agenda Item No.	Board Meeting Date	Open/Closed Session	Information/Action Item	Issue Date
7	01/26/15	Open	Action	1/21/15

Subject: Declaring Properties Excess to Transit Operations as Surplus

ISSUE

Whether to declare the identified excess properties as surplus to transit operations and conditionally declaring 1225 R Street Administrative Complex and a portion of 1200 Whitney Avenue Excess to Transit Operations as Surplus.

RECOMMENDED ACTION

- A. Adopt Resolution No. 15-01-____, Declaring Properties Excess to Transit Operations as Surplus; and
- B. Adopt Resolution No. 15-01-____, Conditionally Declaring the Property Known as 1225 R Street and a Portion of the Property Known as 1200 Whitney Avenue Excess to Transit Operations as Surplus.

FISCAL IMPACT

The sale of the surplus properties will generate revenue to RT.

DISCUSSION

On November 10, 2014, RT Staff presented to the Board numerous properties that staff had identified within RT's Real Property Inventory that were suitable for disposition and identified in Exhibit A. Staff is requesting that the Board adopt the Resolution labeled as "A" above which declares the properties listed as surplus and authorizes the General Manager/CEO or his delegate to commence the applicable process for sale of the subject properties.

Staff identified the properties located at 1225 R Street and a portion of the property at 1200 Whitney Avenue as suitable for disposition and/or transit oriented development (TOD) and further identified as Exhibit B and B-1.

A transit oriented development would allow RT to enter into a public-private partnership with a developer that will work with RT to develop a joint development project at 1225 R Street and a portion of 1200 Whitney Avenue. RT's requirements for the joint development proposal would include relocation of current staff at no net cost to RT.

RT Staff housed at 1225 R Street consist of RT's Marketing Department, which assists in the implementation of RT's advertising, marketing, outreach and promotional activities; Customer Service Call Center, whose functions include assisting RT customers by receiving and processing service complaints, employee commendations, and inquiries from the general public; Some functions of Police Services including the Transit Officers, who inspect fares and perform general

Approved:

Presented:

Final 01/21/15

General Manager/CEO

Real Estate Administrator

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transit enforcement, and their supervisors, and the Security Operations Center that provides video monitoring and general security functions. The property also houses an RT Sales Center and an unstaffed Data Center.

A developer could be identified through the Request for Qualifications (RFQ) and Request for Proposals (RFP) process, which offers flexibility for both RT and the developer in developing a joint project that benefits RT, the developer, and transit riders.

Staff would like to proceed with excess sales in accordance with Title VII of the Sacramento Regional Transit (RT) Administrative Code Section 7-5.03 and 7-6.0.1. In order to proceed with excess sales, Board action must be taken to declare the properties, surplus to RT’s transit operation needs.

Upon being declared surplus, the properties would continue to be subject to Title VII of the RT Administrative Code, as well as the guidelines for the grants that were used to acquire the properties. Under FTA Circular 5010.1D, if the Board determines that FTA-funded properties are excess, RT must request disposition instructions from FTA. The properties will be valued for disposition sale prior to advertising. Staff will then proceed to dispose of the properties as set forth in Title VII and the disposition instructions provided by the FTA. Staff is requesting delegation of authority to the General Manager/CEO to approve appraisals for surplus properties.

Under the FTA’s joint development circular, a qualifying joint development is not a disposition and RT has greater flexibility to use revenues from joint development for operating purposes.

Staff recommends the Board adopt the attached resolutions, declaring the properties excess to Regional Transit Operations as surplus and conditionally declaring the 1225 R Street and a portion of 1200 Whitney Avenue properties excess to Transit Operations as Surplus. Adoption of the attached resolutions will accomplish the first step in the disposition process.

RESOLUTION NO. 15-01-_____

Adopted by the Board of Directors of the Sacramento Regional Transit District on this date:

January 26, 2015

DECLARING PROPERTIES EXCESS TO TRANSIT OPERATIONS AS SURPLUS

BE IT HEREBY RESOLVED BY THE BOARD OF DIRECTORS OF THE SACRAMENTO REGIONAL TRANSIT DISTRICT AS FOLLOWS:

THAT, Pursuant to Section §7.6.01 of Title VII of the Sacramento Regional Transit District's Administrative Code, the real properties described in Exhibit A are hereby declared to be surplus.

THAT, the General Manager/CEO or his delegate is hereby authorized to commence the applicable process for sale of the subject properties.

JAY SCHENIRER, Chair

A T T E S T:

MICHAEL R. WILEY, Secretary

By: _____
Cindy Brooks, Assistant Secretary



RT Excess/Surplus Real Property List

Property name	Location	Parcel Number	Site Size (+/-Acres)	Funding Source	Improvements	Present use
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1. 20th/R Street ~ excess	Southwest corner of 20th/R Street	010-0023-018	0.23	Local	none	Vacant lot - disposition sale
2. 13th Street ~ excess/TOD	1200 Whitney Avenue/1225 R Street	006-0283-009, 010	0.86	A	none	Bus Transit Center/Reconfigure use for TOD or disposition sale with conditions
3. Quill Alley ~ excess	10th/R Streets	006-0274-010	0.2972	FTA	LRT Tracking	Storage - disposition sale
4. Calvine Auberry ~ excess	Calvine Road & Auberry Drive	115-0130-061 115-0130-071	3.69	Local	none	Vacant unimproved lot - disposition sale with conditions
5. Poplar ~ excess	Watt Avenue/Poplar Boulevard	218-0283-001,005,006, 019,020,022	1.56	Local	none	RT purchased the parcels in 1992 for the proposed Antelope LRT Extension. Vacant parcels. Uneconomic remnants
6. Cemo Circle ~ excess	2220 Cemo Circle	069-0101-032	8	FHWA	none	Vacant unimproved lot - disposition sale with transit enhancement conditions
7. Gilman Way ~ excess Walerga Road	both properties front on and have access from Gilman Way across from Cornelia	217-0220-008 217-0244-003	1.93	State-Local	none	Vacant unimproved lots - disposition sale
8. San Mateo Way~ excess	San Mateo Way - (parcel 1)	017-0010-050	0.98	Local	none	Vacant lot - disposition sale
9. Darnel Way ~ excess	Darnel Way -(parcel 2)	017-0010-052	0.97	Local	none	Vacant lot - disposition sale
10. Meadowview Corridor -spur ~ excess	Sutterville Road to south of Pocket @ I-5 4.5 miles long 100' avg width	017-0020-010,012,013 & 015, 035-0010-010,045,053,031-0010-006,007&009	45.23	Local	RR Tracks	Abandoned rail road
		Total Acres	63.75			
		Total Surplus Acres	78.99			

RESOLUTION NO. 15-01-_____

Adopted by the Board of Directors of the Sacramento Regional Transit District on this date:

January 26, 2015

**CONDITIONALLY DECLARING THE PROPERTY KNOWN AS 1225 R STREET AND
A PORTION OF THE PROPERTY KNOWN AS 1200 WHITNEY AVENUE EXCESS TO
TRANSIT OPERATIONS AS SURPLUS**

BE IT HEREBY RESOLVED BY THE BOARD OF DIRECTORS OF THE
SACRAMENTO REGIONAL TRANSIT DISTRICT AS FOLLOWS:

THAT, the real property described as a portion of Assessor's Parcel Number 006-0283-010 and Assessor's Parcel Number 006-0283-009 and depicted on the attached Exhibits B and B-1 are declared surplus to transit operations in accordance with Section §7.06.01 of Title VII of the Sacramento Regional Transit District's Administrative Code, subject to occurrence of the following conditions:

- 1) Acquisition of a suitable replacement property for carrying out RT's administrative functions at no net cost to RT; and
- 2) Approval of the disposition or Transit Oriented Development of 1225 R Street and a portion of 1200 Whitney Avenue by the Federal Transit Administration, to the extent required.

THAT, the General Manager/CEO or his delegate is hereby authorized, in accordance with Chapter 6 of Title VII of the Sacramento Regional Transit District Administrative Code: to obtain appraisals for all or part of the 1225 R Street and 1200 Whitney Avenue properties; to provide notice to the government and non-profit entities specified in Government Code Section 54220; and to issue an Invitation to Bid or multiple Invitations to Bid for all or a part of the above-described parcels.

JAY SCHENIRER, Chair

A T T E S T:

MICHAEL R. WILEY, Secretary

By: _____
Cindy Brooks, Assistant Secretary

EXHIBIT B

Real Property Excess

Property Name: 13th Street TOD
Parcels: 006-0283-010



Exhibit B-1
Real Property Excess

Property Name: 1200 Whitney Ave
Parcel: 006-0283-009

