

REGIONAL TRANSIT ISSUE PAPER

Agenda Item No.	Board Meeting Date	Open/Closed Session	Information/Action Item	Issue Date
4	09/25/17	Open	Action	09/19/17

Subject: Conditionally Declaring the Sacramento Regional Transit District Administrative Complex Excess to Transit Operations as Surplus

ISSUE

Whether or Not to Conditionally Declare the Sacramento Regional Transit District Administrative Complex Excess to Transit Operations as Surplus.

RECOMMENDED ACTION

Adopt Resolution No. 17-09-____, Conditionally Declaring the Sacramento Regional Transit District Administrative Complex Excess to Transit Operations as Surplus.

FISCAL IMPACT

No fiscal impact as a result of this action. The sale of the surplus properties may generate income to SacRT which would be used for the purpose of securing alternative administrative office space.

DISCUSSION

On August 28, 2017, Staff presented the Campus Master Plan as an informational item to the Board of Directors. As part of the Campus Master Plan, Staff has been investigating various options for SacRT's administrative functions. To make the Development of a new campus feasible, it will be necessary to dispose of some or all of SacRT's existing administrative buildings as shown in Attachment A (1400,1514,1516 29th Street, 2812 & 2824 N Street), the Finance Building (2831 P Street), the Engineering Building (2811-2815 O Street), and the Bus Maintenance Facility (1301,1323 28th Street & 2830 Capitol Avenue).

Staff is recommending that the Board conditionally declare the existing administrative buildings "surplus." This will allow staff to begin soliciting offers for the buildings and better evaluate the financial feasibility of acquisition, renovation or construction of the existing building(s). Proposers are advised that under state law and Title VII of RT's Administrative Code, the SacRT properties must first be offered for 30 days to certain public and nonprofit entities before they can be offered on the open market through a Request for Proposal (RFP). SacRT will begin the process of offering these properties as required by State Law. SacRT will include a disclosure in the RFP that advises Proposers that all of the properties have been offered to Public Agencies and Non-Profit entities for sale, and that the process will be taking place at the same time as the RFP is presented to the public for consideration. The process is 30 days long and will conclude before the RFP due date which will be 60 days from issuance.

The three conditions that must be addressed prior to a disposition are (1) approval from the granting agency that funded the purchases (FTA, Caltrans, etc); (2) any legal requirements which may exist; and (3) Acquisition of a suitable replacement property or properties and facility or

Approved:

Presented:

Final 9/20/17

General Manager/CEO

VP Finance/CFO

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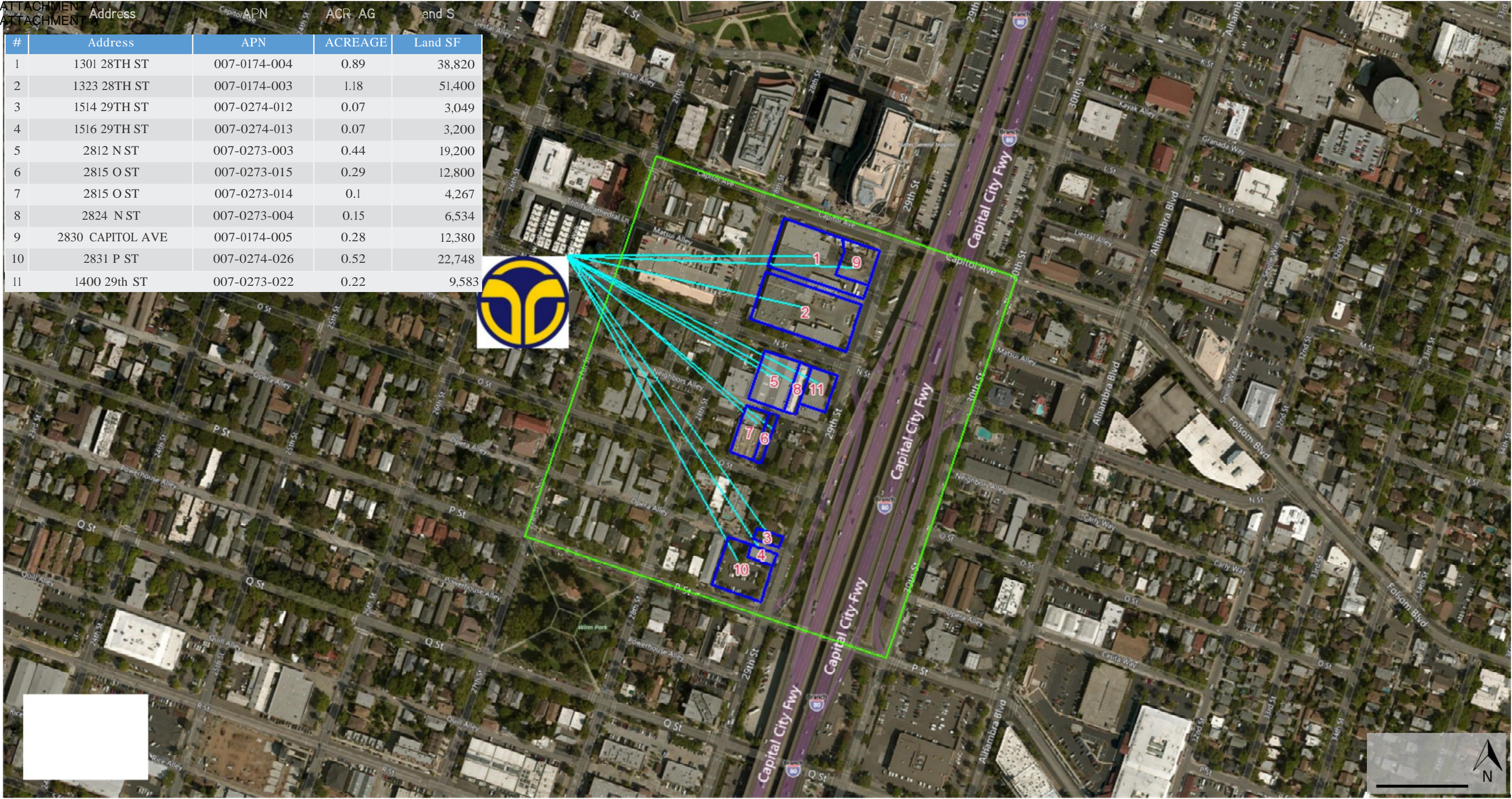
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facilities for carrying out SacRT's administrative and/or bus maintenance functions, as applicable, at terms acceptable to SacRT.

Staff will keep the Board apprised of developments on these issues and provide updates on the status of any negotiations for a disposition of the properties.

#	Address	APN	ACREAGE	Land SF
1	1301 28TH ST	007-0174-004	0.89	38,820
2	1323 28TH ST	007-0174-003	1.18	51,400
3	1514 29TH ST	007-0274-012	0.07	3,049
4	1516 29TH ST	007-0274-013	0.07	3,200
5	2812 N ST	007-0273-003	0.44	19,200
6	2815 O ST	007-0273-015	0.29	12,800
7	2815 O ST	007-0273-014	0.1	4,267
8	2824 N ST	007-0273-004	0.15	6,534
9	2830 CAPITOL AVE	007-0174-005	0.28	12,380
10	2831 P ST	007-0274-026	0.52	22,748
11	1400 29th ST	007-0273-022	0.22	9,583



RESOLUTION NO. 17-09-_____

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

September 25, 2017

CONDITIONALLY DECLARING THE SACRAMENTO REGIONAL TRANSIT DISTRICT ADMINISTRATIVE COMPLEX 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 Assessor Parcel Numbers 007-0273-003,004,014,015,22, 007-0174-003,004,005, 007-0274-012,013,026, and known as the "SacRT Administrative Campus", is declared surplus to transit operations in accordance with Section 7-06.01 of Title VII of the Sacramento Regional Transit District Administrative Code, subject to the following conditions:

- (1) Approval of the disposition of the RT Administrative Campus by the Respective funding agency, to the extent required; and
- (3) Satisfaction of any legal restrictions that may exist; and
- (4) Acquisition of a suitable replacement property or properties and facility or facilities for carrying out SacRT's administrative and/or bus maintenance functions, as applicable, at terms acceptable to SacRT.

THAT, the General Manager/CEO is hereby authorized and directed, in accordance, with Chapter 6 of the Title VII of the Sacramento Regional Transit District Administrative Code, to dispose of surplus property.

ANDREW J. MORIN, Chair

A T T E S T:

HENRY LI, Secretary

By: _____
Cindy Brooks, Assistant Secretary