



## STAFF REPORT

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**DATE:** February 10, 2020

**TO:** Sacramento Regional Transit Board of Directors

**FROM:** Brent Bernegger, VP, Finance/CFO

**SUBJ:** RATIFYING THE GENERAL MANAGER/CEO'S ACTIONS EXECUTING AGREEMENTS FOR THE ACQUISITION OF REAL PROPERTY AND TEMPORARY CONSTRUCTION EASEMENTS NECESSARY TO CONSTRUCT THE RAIL REALIGNMENT FOR THE DOS RIOS STATION

### RECOMMENDATION

Adopt the Attached Resolution.

### RESULT OF RECOMMENDED ACTION

Ratification of the General Manager/CEO's execution of agreements for the acquisition of real property and temporary construction easements necessary to construct the rail realignment for the Dos Rios Station Project allowed the Sacramento Housing and Redevelopment Agency (SHRA) to ensure that SacRT and its partners on the Project receive critical funding for the Project. The real property agreements had to be signed not later than February 8, 2020. Failure to do so would have resulted in the loss of critical Project funding.

### FISCAL IMPACT

The cost to purchase the property and temporary construction easements (TCE) from Loaves and Fishes and Bruce Booher were based on a third party appraisal and other market conditions. The cost for the property and TCEs for the property owned by Loaves and Fishes and Bruce Booher totaled \$24,700 and \$6,800, respectively. The Dos Rios Station Project funding source for the two purchases is STA funding for the property acquisitions and a California Strategic Growth Council Transformative Climate Communities Grant (TCC) for the TCEs.

### DISCUSSION

In January 2020, the General Manager/CEO executed two Purchase and Sale Agreements, and two Temporary Construction Easements as part of the Dos Rios Station Project because the track needs to be realigned southeast between just west of Ahern Street to Richards Boulevard. The majority of the property required for the realignment and station has been committed to SacRT by the Sacramento Housing and Redevelopment Agency (SHRA), however 1,159 square feet needs to be acquired from Loaves and Fishes (APN 001-0130-027) and 230 square feet is needed from Bruce Booher (APN 001-0141-001). Please see Attachment 1. In addition, 1,426 square feet

from Loaves and Fishes (APN 001-0130-027) and 570 square feet from Bruce Booher (APN 001-0141-001) are needed for TCEs.

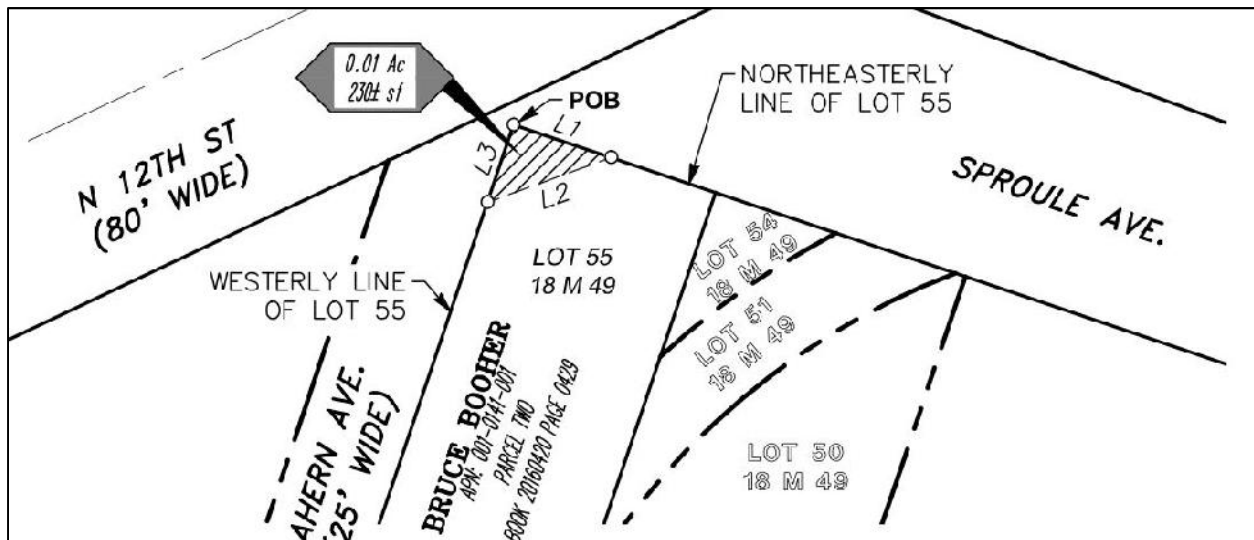
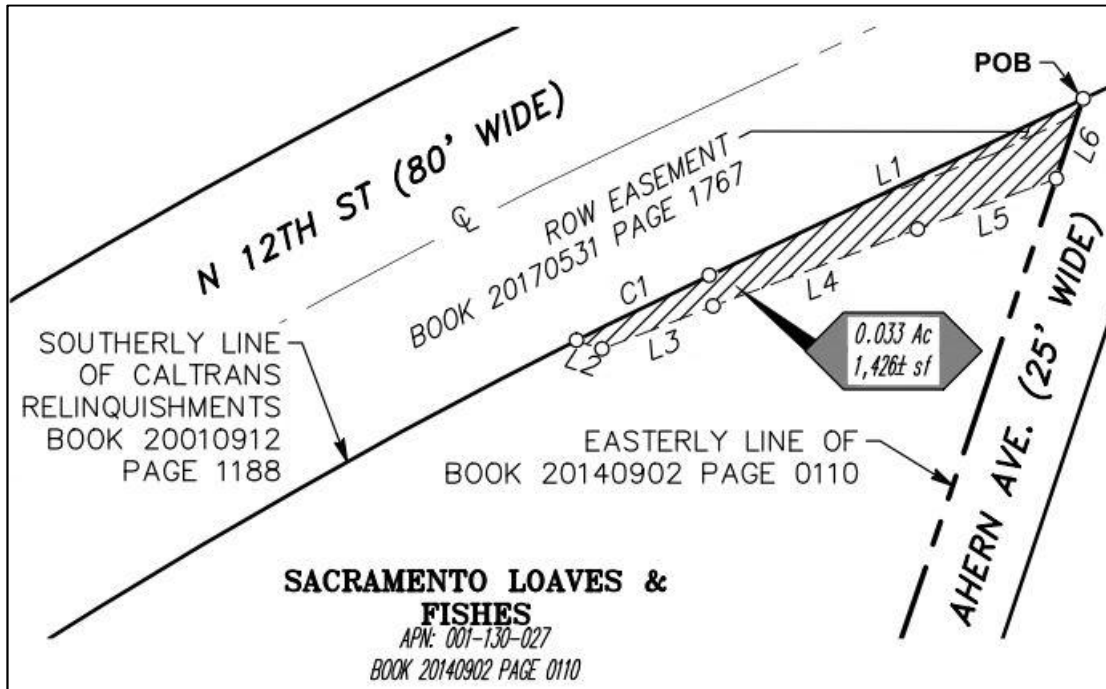
The appraised value of the Loaves and Fishes parcel for the purchase of a fee interest plus a temporary construction easement was \$20,700. During negotiations with Loaves and Fishes, the Seller requested compensation for the loss of 4 parking spaces that it will lose when it sells the parcel to SacRT. The parties agreed to compensation for the lost spots in the amount of \$4,000, thus the final purchase price in the Purchase and Sale Agreement is \$24,700.

The appraised value of the Bruce Booher parcel for the purchase of a fee interest plus a temporary construction easement was \$2,800. During negotiations, the Seller noted that SacRT's new alignment would in essence eliminate reasonable access to the Seller's parcel. The Seller requested that SacRT agree to install a new access driveway to the Seller's parcel. SacRT negotiated with the Seller and the parties agreed that SacRT would instead provide an additional \$4,000 to the purchase price so that the Seller could pay to install their own access driveway. The final purchase price in the Purchase and Sale Agreement is \$6,800 due to the inclusion of funding to compensate the Seller for the loss of driveway access to his parcel as a result of SacRT's Project.

The Board of Directors was briefed on the proposed purchase of Bruce Booher's property during Closed Session and the current negotiations yielded agreement on terms that are within the guidance provided by the Board. The Loaves and Fishes Board approved the sale of the real property needed by SacRT on January 22, 2020.

The Dos Rios Station Project is being funded through a TCC Grant with SHRA (SacRT will be a sub recipient to the Grant). To meet the grant requirements, SacRT needed to execute purchase sale agreements to show legal and physical control over the parcels by the first week of February. Therefore, Staff recommends the Board ratify the General Manager/CEO's actions of executing the respective agreements so that they were finalized and signed by the deadline imposed on SHRA by the grantor.

Property Locations for  
THE ACQUISITION OF REAL PROPERTY AND TEMPORARY CONSTRUCTION  
EASEMENTS NECESSARY TO CONSTRUCT THE RAIL REALIGNMENT FOR THE  
DOS RIOS STATION PROJECT



RESOLUTION NO. 20-02-0006

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

February 10, 2020

**RATIFYING THE GENERAL MANAGER/CEO'S ACTIONS EXECUTING AGREEMENTS FOR THE ACQUISITION OF REAL PROPERTY AND TEMPORARY CONSTRUCTION EASEMENTS NECESSARY TO CONSTRUCT THE RAIL REALIGNMENT FOR THE DOS RIOS STATION**

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

THAT, the Board hereby ratifies the General Manager/CEO's action executing a Purchase and Sale Agreement with Loaves and Fishes (therein "Seller") whereby the Seller agrees to transfer property interest (in fee and easement) to Sacramento Regional Transit District (therein "Purchaser"), necessary to construct the Dos Rios Light Rail Station Project, for a price not to exceed \$24,700; and

THAT, the Board hereby ratifies the General Manager/CEO's action executing a Purchase and Sale Agreement with Bruce Booher (therein "Seller") whereby the Seller agrees to transfer property interest (in fee and easement) to Sacramento Regional Transit District (therein "Purchaser") necessary to construct the Dos Rios Light Rail Station Project, for a price not to exceed \$6,800; and

THAT, the General Manager/CEO is authorized to execute any additional documents, forms, deeds, or other writings necessary to effectuate the transfer of the property interest to SacRT pursuant to the Purchase and Sale Agreements.

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STEVE HANSEN, Chair

A T T E S T:

HENRY LI, Secretary

By: \_\_\_\_\_  
Cindy Brooks, Assistant Secretary