

COUNTY-WIDE SUCCESSOR AGENCY OVERSIGHT BOARD OF THE COUNTY OF YOLO

Staff Report – Item 7

TO: County-Wide Successor Agency Oversight Board of the County of Yolo

FROM: Charline Hamilton, Director, Department of Community Development,
City of West Sacramento

SUBJECT: Approve the West Sacramento Redevelopment Successor Agency's
Termination Agreement with the State of California for the California
Indian Heritage Center

DATE: January 29, 2019

RECOMMENDATIONS:

- 1) Receive a presentation from staff;
- 2) Take public comment; and,
- 3) Adopt Resolution 2019-03, approving the West Sacramento Redevelopment Successor Agency's Termination Agreement with the State of California for the California Indian Heritage Center.

BACKGROUND & DISCUSSION:

The former West Sacramento Redevelopment Agency (RDA) owned a 43-acre site, referred to as the East Riverfront Property (Property), in the northeast area of the city since 1997 (Attachment A, Map). This riverfront property was deeded to the former RDA by the developers of the Lighthouse project in exchange for relief from certain obligations of the project development agreement, including the commitment to build a marina at the site. The former RDA explored a number of development proposals for the property in the decade following the acquisition including commercial and residential development, a private high school, and the State Governor's residence without fruition.

In May 2007, the California Indian Heritage Center Task Force selected the Property as a preferred location for a state park and museum. Thereafter in 2008, the former RDA and City negotiated a Master Agreement with State Parks for the use of the Property for an Indian Heritage Center and State Park. The Master Agreement contained an option agreement with an attached property acquisition agreement. The Master Agreement and attachments was approved by all parties, former RDA, City and State Parks,

and was executed by those parties on June 18, 2008. On July 7, 2010, the same parties entered into Amendment 1 to the Master Agreement which extended certain dates set forth in the Schedule of Performance contained in the Master Agreement.

With the passage of AB1X 26 in 2012, the former RDA was succeeded by the City as the Successor Agency. On June 14, 2012, the Successor Agency Oversight Board (Oversight Board) approved Resolution 12-4 that approved the dedication of the Property to the City for the purposes of fulfilling the Master Agreement. The City delayed accepting the Property due to the passage of AB 1484 (approved by the Governor on June 27, 2012) that outlined a new property disposition process which included the preparation and consideration of a Long Range Property Management Plan (LRPMP). On September 12, 2013, the Successor Agency staff presented a draft LRPMP to the Oversight Board. As a result of the Oversight Board comments, staff recommended that the City Council accept the Property. On October 2, 2013, the City Council adopted Resolution 13-58 accepting the East Riverfront Property.

On December 5, 2018, the West Sacramento City Council approved a Purchase Acquisition Agreement, the Termination Agreement and a Memorandum of Understanding with the State of California. The West Sacramento Redevelopment Successor Agency also approved the Termination Agreement (Attachment B, Successor Agency Resolution 18-84). All of the aforementioned agreements are necessary to complete the transfer of the Property to the State of California for the California Indian Heritage Center Project.

Approval of the Termination Agreement was done at the specific request of the State Department of Finance. The Department of Finance is also requiring the Termination Agreement to be formally considered and approved by the County-Wide Oversight Board of Yolo County to ensure clear title to the Property. In place of the Master Agreement, the Termination Agreement provides for the Memorandum of Understanding to be enacted; the Memorandum of Agreement between the City and State Parks will govern State Parks' development of the California Indian Heritage Center. The County-Wide Oversight Board of Yolo County Resolution 2019-03 is provided as Attachment C.

Attachments:

- A. Map of Property
- B. West Sacramento Redevelopment Successor Agency Resolution 18-84
- C. County-Wide Oversight Board of Yolo County Resolution 2019-03