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## ON REAL ESTATE BY BEN VAN DER MEER

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### SPOTLIGHT ON...

## Mansour Aliabadi *Executive vice president, Kitchell*

**Q&A** A familiar figure in the local construction scene has a new role. After more than 31 years at Vanir Construction Management, Mansour Aliabadi has become an executive vice president at Kitchell in Sacramento. Aliabadi resigned from Vanir in 2013 after serving as CEO and president for 21 years; a lawsuit he filed against Vanir last year alleging age discrimination is still pending. Aliabadi joined Kitchell last month.

**What attracted you to Kitchell?** "The No. 1 thing was the people and the management team, some of whom I knew for many years. They also have a philosophy of being customer oriented, and it's also about having the tools to service clients. They work in project management, construction management and now they've added facilities management."

**What are the big things on your plate?** "Specifically in Northern California, helping with new state Department of Justice (court and jail) facilities. And also with new education facilities, which is my expertise for the last 30 years. Everything they're doing under that will be transferred to my stewardship."

**What do you see as the big challenge for you?** "In the beginning, I need to learn more about the people and their systems. I was a president and CEO with Vanir, and now I'm a vice president, so the job is different. But the team here has been great."



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### THE ESSENTIALS

**Education:** B.S. in civil engineering, Pahlavi University

**Career:** 1984-1992, executive vice president, Vanir Construction Management; 1992-2013, president and CEO, Vanir; 2015-present, executive vice president, Kitchell

**Personal:** Married to wife Sonbol for 34 years. Son Rod lives in Chicago and daughter Roxanna lives in San Francisco.

**Something colleagues would be surprised to learn about you:** "I love fishing, especially if it is with my friends and my son."

**What did you take away from your time as CEO with Vanir?** "Everything I got from there, really. In my years

there, I learned a lot. There are some ex-Vanir people who are here now, and it's good to see them again. I never did that kind of thing where you were away in an office and you didn't know what happened under you. I was always a CEO who was hands-on."

**What's your forecast for where construction is going at the moment?** "I'm very optimistic because the state, as the economy is doing better, has a lot of projects coming back. We're seeing possibilities for many local bonds for school districts and community colleges, and I see the potential out there for a statewide K-12 bond. The voters would have to pass it, but the chances are high because people recognize there's a need."

### IN THE WORKS

#### MIXED-USE PROJECT ON BROADWAY COMES OFF THE SHELF

**What:** Two-phase development of mixed use retail, self-storage and housing at Third and Broadway

**Who:** Developer is Bryant Properties of Granite Bay

**Notable:** A project called 401 Broadway got entitlements from the city of Sacramento in 2007, but the declining economy led the developer to hold off on moving forward.

Now, with other redevelopment projects nearby popping up, Eric Bryant of Bryant Properties said the timing is right. The first phase, set to break ground this fall, calls for a four-story, 122,000-square-foot building topped by neon letters spelling out "BROADWAY" that will be visible from the freeway.

The second phase will start in about a year. It will have up to 48 residential units



RENDERING BY VRILAKAS ARCHITECTS

One of the buildings will have an illuminated 10-foot-high "BROADWAY" sign.

on top of retail in a five-story building, at the corner of Third Street and Broadway. Total retail square footage will be about

10,000 square feet. The first phase also will have several self-storage units, including drive-through access.

### LEGAL BRIEF

#### LAWSUIT IS BEING SETTLED OVER PLANNED EXPANSION OF MATHER AIRPORT

**Who:** City of Folsom sued Sacramento County over the expansion of Mather Airport, citing effects on current and future city residents.

**When filed:** September 2014  
**Status:** On track to be settled

**The skinny:** Sacramento County and Folsom city officials said a settlement is in place to drop a suit by the city over future expansion of Mather Airport.

Under general terms described by both sides, both will research possible alternate flight plans in and out of the airport, which is near thousands of new homes planned for Folsom. The city also will look for ways to abate noise for flights at night or early in the morning, while county officials will make cargo carriers using Mather aware of noise concerns. Formal signatures on the settlement are expected in the next few weeks. In the settlement announcement, representatives for both sides said they were happy to reach an agreement without going to court.

### FOLLOWING UP

#### AFFORDABLE APARTMENTS IN DOWNTOWN ROSEVILLE RETURN THEN

In summer 2013, Mercy Housing California approached Roseville about backing its bid for a state grant to develop a 45-unit apartment complex at 609-623 Vernon St. Mercy officials hoped a loan extension from the city could help get the affordable housing project off the ground.

**NOW** Mercy Housing is pushing ahead with the project, which now calls for 56 apartments and 2,700 square feet of first-floor commercial space. According to an item reviewed by the city's planning commission late last month, Mercy Roseville Apartments would have 14 one-bedroom, 25 two-bedroom and 17 three-bedroom units. Parking would be below ground. A city spokesman said the city is looking forward to seeing the project move forward.

### DONE DEAL

#### OLDER MIDTOWN OFFICE TO GET RETAIL SPACE

**What:** Building sold at 2401 21st St. in Sacramento

**Who:** Buyer is an investment group in Rocklin

**Price:** \$3.7 million

**Notable:** The four-story building has 24,000 square feet and is leased, except for vacant space on the first floor. That's where the new owner plans to develop retail space, according to broker Tom Walcott of Colliers International Sacramento, who represented the sellers. Timing for redeveloping the retail space is not clear. Turton Commercial Real Estate worked on behalf of the buyer.

