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APR 3 1 45 PM '75

CENTRAL CITY STUDY COMMITTEE

AGENDA

APRIL 9, 1975

SACRAMENTO HOUSING AND  
REDEVELOPMENT AGENCY  
FIRST FLOOR CONFERENCE ROOM  
630 I STREET  
7:30 P.M.

1. Review March 24, 1975 synopsis
2. Committee and Consultant - General Discussion
3. Subcommittee Report - Community Development Activity - Alkali Flat N.D.P. E.I.R.
4. Staff Reports
5. New Business

1. Introduction of Technical Advisory Committee (TAC) members.
2. The project coordinating staff presented a brief update of study activities conducted since the last meeting of the TAC, November 1, 1974.

The Project Coordinator noted all TAC members will be kept informed of Central City Study Committee (CCSC) and consultant activities in periodic meetings, progress reports, consultant memorandums, and the CCSC synopsis. The Coordinator stressed the importance of TAC members keeping their respective boards, commissions and agencies well informed of the study activities in order to facilitate the reviewing and decision-making process.

3. Introduction of Consultants:

William Coibion, Leo A. Daly Company  
Dennis Dickman, Leo A. Daly Company  
William Sprague, Real Estate Research

Mr. Coibion discussed their recommended approach to the Central City Study. The study approach is divided into three phases, as outlined in the distributed flow chart.

TAC members expressed the following concerns:

The Economic Market Analysis should include investigation of:

- a. State policies regarding development of State office buildings and space allocations
- b. Future demands of visitors on hotel/motel space
- c. Future court needs of the County
- d. Public hearings for the Parking Management Plan should be coordinated with the SRAPC Regional Parking Management Plan public hearings.

Mr. Coibion presented a twelve-month project calendar designating completion dates of study phases, public hearing dates, and important meeting dates of the CCSC and TAC.

Various TAC members indicated the proposed study calendar did not appear to provide adequate time for review of the draft study reports by various reviewing bodies.

Technical Advisory Committee  
March 31, 1975  
Synopsis  
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ATTENDANCE:

J. A. AVENA  
ERLING LINGGI  
STEVE MEYERS  
CHARLES ROSE  
OTTO STEINBRENNER  
ROBERT ROCHE

WALT PARSONS  
ROBERT KOSKI  
WILLIAM MELHORN  
LES FRINK  
KIM YEE  
RICK DOWLING

JIM BROWN  
MARIA NIKI  
ED KRANICK  
WILLIAM POND  
ETHAN BROWNING, JR.  
ART GEE

## SYNOPSIS

### CENTRAL CITY STUDY COMMITTEE

MARCH 24, 1975

1. January 22, 1975 synopsis approved as presented.
2. Introduction of Committee members and consultants.

After introductions William Coibion, of the Leo A. Daly firm, discussed their recommended study approach to the Central City Study.

Dennis Dickman, also of Leo A. Daly, presented a twelve-month project calendar designating dates for completion of each of the study phases, public hearings in the community, and committee meeting schedule.

It was generally agreed that the Committee would continue to meet on the second and fourth Wednesdays of each month. The Committee was concerned with the August meetings for the review of the schematic plans and indicated a preference for holding two meetings per week in mid-September. Further adjustments to the calendar would be worked out by the consultants, Committee Chairman, and staff. Copies of the adjusted calendar will be distributed to the CCSC and Technical Advisory Committee.

### 3. Staff Reports:

The Committee reviewed the staff reports and discussed the following items:

#### a. AB 373 re-establishing the Capitol Area Planning Commission -

The Committee requested the staff draft a letter to the Chairman of the Senate Committee on Governmental Organizations expressing their support of this bill.

#### b. Draft E.I.R. - Alkali Flat N.D.P. Area:

After discussion of the report by Ethan Browning, Jr., Project Coordinator, and Tim Quintero, Executive Director of Alkali Flat Project Area Committee, it was determined that a subcommittee be formed to review and comment on the draft E.I.R. The Subcommittee members are: Carolyn Martin, Jack Evans, and Harold Fong. They were given the authority to comment on behalf of the Committee.

#### c. Oriental Trade Center Project:

After discussing the Planning Commission and City Council actions, the Committee felt it would be appropriate to forward comments to the City Council on March 27. Attached is the Committee's comment which were forwarded to the City Council.

Central City Study Committee

Synopsis

March 24, 1975

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d. Regional Transportation Plan and Draft E.I.R.:

This was discussed by Carolyn Martin. The Committee determination was that no comments be forwarded on this matter.

ATTENDANCE:

SYD BARTLETT  
ASA CLARK  
DONALD DETRICK  
JACK EVANS  
HAROLD FONG

LOVIE HOLLIS  
JIM HORIZUMI  
LESLEY LUEVANO  
CAROLYN MARTIN  
TIM QUINTERO

JOHN ROBERTS  
RAY TAKATA  
AUDREY TSURUDA  
ETHAN BROWNING, JR.  
ART GEE

Community (20100 (unpaved))  
 Trustees Monthly Financial Statement  
 February 1975

4-8-75

|    | 1                                    | 2                          | 3            | 4                 | 5             | 6             |
|----|--------------------------------------|----------------------------|--------------|-------------------|---------------|---------------|
|    |                                      | Receipts                   |              | Disbursement      |               |               |
| 1  | Bond Sale                            | Aug. 27, 1971              |              |                   |               | 19,100,000.00 |
| 2  | acc/Int                              | 8664884                    |              |                   |               |               |
| 3  | Interest Earned on Invest            | 1,564,454.06               |              |                   |               |               |
| 4  | Hotel-Motel Tax                      | 1,445,000.00               |              |                   |               |               |
| 5  | Bid Deposit                          | 250,000.00                 |              |                   |               |               |
| 6  | Refund due to                        |                            |              |                   |               |               |
| 7  | cancellation of Builders             |                            |              |                   |               |               |
| 8  | Risk Policy                          | 150,400                    |              |                   |               |               |
| 9  | 1974 Rental Payment                  | 1,374,750.00               |              |                   |               |               |
| 10 | Total Receipts                       |                            | 4,722,356.90 |                   |               |               |
| 11 |                                      |                            |              |                   |               |               |
| 12 | Site Acquisition & Closing Costs     |                            |              | 3,725,052.00      |               |               |
| 13 | Title Fee                            |                            |              | 292,798.3         |               |               |
| 14 | Return of Bid Check                  |                            |              | 250,000.00        |               |               |
| 15 | Financial Consultant Fees            |                            |              | 31,795.88         |               |               |
| 16 | Bond Atty's                          |                            |              | 96,000.00         |               |               |
| 17 | Tax Council Fee                      |                            |              | 9,560.3           |               |               |
| 18 |                                      |                            |              |                   | 4,141,983.74  |               |
| 19 | Requisitions                         |                            |              | 815,566.45        |               |               |
| 20 | Progress Payments to Contractors     |                            |              | 13,107,730.20     |               |               |
| 21 | Adj. on overpayment of Interest      |                            |              | 24,281.3          |               |               |
| 22 | Payment of Interest thru 2-1-75      |                            |              | 4,199,125.00      |               |               |
| 23 | Adj. on U.S. Treas Notes due 2-15-74 |                            |              |                   |               |               |
| 24 | belonging to Ins Fund                |                            |              | 10,251            |               |               |
| 25 |                                      |                            |              |                   | 18,125,002.29 |               |
| 26 |                                      |                            |              |                   | 22,266,986.03 |               |
| 27 |                                      |                            |              |                   |               | 1,555,370.87  |
| 28 |                                      |                            |              |                   |               |               |
| 29 |                                      |                            |              |                   |               |               |
| 30 |                                      | <u>CASH</u>                |              | <u>Securities</u> |               |               |
| 31 | Insurance Reserve                    | 362,752                    |              | 60,370,151        |               |               |
| 32 | Interest Fund                        | 9,168,20                   |              | 6,079,635.0       |               |               |
| 33 | Working Capital                      | 50,468                     |              | 200,991           |               |               |
| 34 | Surplus Revenue                      | * 1,532,679.6              |              | - 0 -             |               |               |
| 35 | Redemption Fund                      | 249,124                    |              | 1,726,363.6       |               |               |
| 36 |                                      | 1,690,596.0                |              | 1,386,311.28      |               | 1,555,370.89  |
| 37 |                                      |                            |              |                   |               |               |
| 38 | * Invested                           | in Treasury Bills 2-28-75. |              |                   |               |               |
| 39 |                                      |                            |              |                   |               |               |
| 40 |                                      |                            |              |                   |               |               |

4906 - Buff  
5806 - Blue  
8806 - Green