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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
Page 2

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.

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		Disbursements		
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			CASH	Securities		
31	Insurance Reserve		362,752	60,370,151		
32	Interest Fund		9,168,20	60,796,350		
33	Working Capital		50,468	200,991		
34	Surplus Revenue	* 1,532,679.6		- 0 -		
35	Redemption Fund		249,124	172,636.36		
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