



OFFICE OF THE
CITY MANAGER

CITY OF SACRAMENTO
CALIFORNIA

CITY HALL
ROOM 101
915 I STREET
SACRAMENTO, CA
95814-2684

916-449-5704

May 1, 1989

Budget & Finance and
Transportation & Community Development Committees

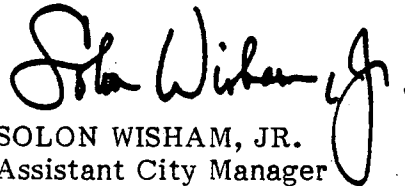
Honorable Members In Session:

Subject: **Acquisition of the Merrium Apartments Located at 1017 14th Street**

SUMMARY

This report recommends that the Joint Committees approve and recommend for full Council action the acquisition of the Merrium Apartments Building located at 1017 14th Street for the purpose of expanding the Sacramento Community/Convention Center. See attached report.

Respectfully submitted,


SOLON WISHAM, JR.
Assistant City Manager

Attachments

Contact Person: Solon Wisham, Jr.
Assistant City Manager

All Districts
May 9, 1989



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City Council
Sacramento, California

Honorable Members In Session:

Subject: **Acquisition of the Merrium Apartments Located at 1017 14th Street**

SUMMARY

This report recommends that the City Council, by resolution, approve the acquisition of the Merrium Apartments Building located at 1017 14th Street for the purpose of expanding the Sacramento Community/Convention Center.

BACKGROUND

On October 25, 1988, the City Council certified the Program E.I.R. and approved the East Alternative for the expansion of the Sacramento Community/Convention Center. As a subsequent activity of the Program E.I.R., the Council requested a study on the feasibility of relocating the Merrium Apartments. On March 14, 1989, the City Council reviewed the report on the feasibility of relocating the Merrium Apartments and decided that a move is not feasible and upheld the original Program E.I.R. statement of override on demolition of the Merrium Apartments. In order to mitigate the impact on housing to a less than significant level, the Council approved a gap financing measure to provide for the construction of at least 41 replacement housing units within the downtown area.

Based on the Council's action, the City staff finalized negotiations for the purchase of the Merrium Apartments with the owners of the property.

FINANCIAL DATA

The purchase price of the subject property was set by an appraisal performed by Howard A. Pearson, M.A.I. dated November 1, 1988 in the amount of \$1,300,000.00. The City's share of closing costs is estimated to be \$1,500.00 bringing the total amount necessary for the purchase to \$1,301,500.00. The total amount of \$1,301,500.00 is available from previously budgeted cash in the Community/Convention Center Expansion capital improvement project (PA 11).

POLICY CONSIDERATIONS

This recommendation is consistent with the policies set by the City Council on the assemblage of property for the East Alternative Expansion of the Sacramento Community/Convention Center.

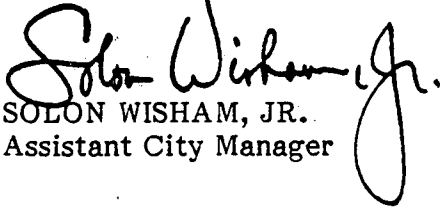
MBE/WBE EFFORTS

MBE/WBE goals are not applicable.

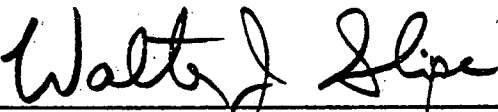
RECOMMENDATION

It is recommended that the City Council, by resolution, approve the purchase of the Merrium Apartments Building located at 1017 14th Street, Assessors Parcel #006-0115-015, and appropriate the necessary funds required to complete the transaction from funding available in the capital improvement project (PA 11).

Respectfully submitted,


 SOLON WISHAM, JR.
 Assistant City Manager

RECOMMENDATION APPROVED:



 WALTER J. SLIFE
 City Manager

Contact Person: Solon Wisham, Jr.
 Assistant City Manager
 449-5704

May 9, 1989
 All Districts

RESOLUTION No.

Adopted by The Sacramento City Council on date of

A RESOLUTION AUTHORIZING THE CITY MANAGER TO TAKE ACTIONS NECESSARY TO PURCHASE THE MERRIUM APARTMENTS BUILDING, APN 006-0115-015, LOCATED AT 1017 14TH STREET TO PROVIDE FOR THE EXPANSION OF THE SACRAMENTO COMMUNITY/CONVENTION CENTER

WHEREAS, the City desires to expand the Sacramento Community/Convention Center; and

WHEREAS, on October 25, 1988, the City certified a Program E.I.R. on the Sacramento Community/Convention Center Expansion and approved the East Alternative; and

WHEREAS, it is necessary to purchase the Merrium Apartments and the underlying land in order to carry out the Community/Convention Center Expansion; and

WHEREAS, the property owner, Merrium Apartments Company, a California General Partnership, has voluntarily entered into an agreement to sell the Merrium Apartments Building, APN 006-0115-015, to the City at a price of \$1,300,000.00 a price which is based on an appraisal by Howard A. Pearson, M.A.I.

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Sacramento, that:

1. The purchase price of \$1,300,000.00 and an additional \$1,500.00 to cover the closing cost is hereby appropriated from PA 11 for the purchase of APN 006-0115-015. The present balance on PA 11 is \$2,463,326.00 of which \$1,301,500.00 is available for the purchases.
2. The City Manager is authorized to take actions and execute documents as necessary to purchase the property described as APN 006-0115-015, and commonly referred to as The Merrium Apartments, 1017 - 14th Street.

MAYOR

ATTEST:

CITY CLERK