

SACRAMENTO COMMUNITY CENTER AUTHORITY  
MEETING - MAY 11, 1970

SUGGESTED AGENDA: (In whatever order you wish).

1. Approve minutes of April 27th meeting.
2. Resolution approving agreement between Sacramento Community Center Authority, City of Sacramento and Parking Authority relative to intergrated development in downtown area.
3. Resolution authorizing acquisition property situated within blocks bounded by 13th, 14th, J and L Streets.
4. Committee Reports.

COMMUNITY CENTER AUTHORITY  
STATEMENT OF REVENUE & DISBURSEMENTS  
JULY 1, 1969 THRU APRIL 30, 1970

REVENUE:

Occupancy Tax	\$1,162,686.30
Penalties and Interest	3,621.68
Interest Earned	<u>112,101.70</u>
TOTAL AVAILABLE	\$1,278,409.68

DISBURSEMENTS:

Feasibility Studies & Center Model	\$ 6,062.84
Technical Studies	24,101.36
Legal Costs	2,212.10
Engineering, Surveying, etc.	5,777.53
Architectural Services	375,200.00
Administrative and Fiscal	<u>36,647.35</u>
TOTAL EXPENDITURES	<u>450,001.18</u>
CASH BALANCE APRIL 30, 1970	\$ <u>828,408.50</u>

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**CITY OF SACRAMENTO  
DEPARTMENT OF LAW**

812 10TH STREET, SUITE 201  
SACRAMENTO, CALIFORNIA 95814  
Telephone (916) 449-5346

**JAMES P. JACKSON, City Attorney**  
**DAVID W. McMURTRY, Assistant City Attorney**  
**JOHN LIEBERT, Deputy City Attorney**  
**THOMAS HAAS, Deputy City Attorney**

May 5, 1970

Sacramento Community Center Authority  
Council Chamber  
City Hall  
Sacramento, California 95814

Members in Session:

I attach a copy of the Agreement between the Sacramento Community Center Authority, the City of Sacramento and the Parking Authority of the City of Sacramento providing for an integrated development in the downtown area consisting of the Community Center Complex, Downtown Shopping Plaza Pedestrian Mall and Offstreet Parking Facilities. This Agreement together with a resolution authorizing condemnation of the Community Center property will be presented to the Authority at its meeting on Monday, May 11, 1970.

The Agreement is also scheduled for approval by the City Council and the Parking Authority at its meeting on May 7, 1970.

Very truly yours,

JAMES P. JACKSON  
CITY ATTORNEY

JPJ:gd

attachment

## RESOLUTION No.

Adopted by the Sacramento Community Center Authority on date of

BE IT RESOLVED BY THE SACRAMENTO COMMUNITY CENTER AUTHORITY:

That the Chairman and Clerk are hereby authorized and directed to execute on behalf of the Sacramento Community Center Authority the Agreement, dated May 7, 1970, between the Community Center Authority, the City of Sacramento and the Parking Authority of the City of Sacramento, relating to integrated development in the downtown area.

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CHAIRMAN

ATTEST:

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CLERK

## AGREEMENT

THIS AGREEMENT is entered into by and between the CITY OF SACRAMENTO, a municipal corporation, hereinafter referred to as "City"; The PARKING AUTHORITY OF THE CITY OF SACRAMENTO, a public corporation and agency duly constituted under the Parking Law of 1949, hereinafter referred to as "Parking Authority"; and the SACRAMENTO COMMUNITY CENTER AUTHORITY, a public corporation and public agency duly constituted under Section 6500 et seq. of the California Government Code, hereinafter referred to as "Community Center Authority."

WHEREAS, the parties have agreed on and coordinated in the planning of an integrated development in the downtown area of the City consisting of the following facilities:

1. The Sacramento Community Center Complex to be located within the blocks of 13th and 14th Streets and "J" to "L" Streets;

2. The Downtown Shopping Plaza pedestrian mall, now being constructed within the "K" Street right-of-way from 7th to 13th Streets;

3. Parking facilities located so as to provide off-street parking for the Community Center Complex and Downtown Shopping Plaza, said locations to include, but not be limited to, sites within the blocks bounded by "J", "K", 11th and 12th Streets, "J", "K", 8th and 9th Streets, "K", "L", 10th and 11th Streets, "K", "L", 12th and 13th Streets, and "I", "J", 12th and 13th Streets, and

WHEREAS, it has been and remains the intention of the parties that they jointly develop and operate these facilities as one integrated project;

NOW, THEREFORE, the parties, and each of them, covenant and agree to implement development of this integrated project subject to the following terms and conditions:

1. City agrees and promises:

a. To complete financing and construction of the Downtown Shopping Plaza pedestrian mall, and to provide for its maintenance and repair.

b. To lease from Parking Authority the said parking facilities upon terms to be mutually agreed upon, and to maintain and operate these facilities pursuant to such lease or leases.

c. To cause plans and specifications for the construction of the Community Center Complex to be prepared, and, upon approval thereof by City, to transfer all right, title and interest therein to the Community Center Authority at City's cost less administrative and overhead expenses.

d. To lease from Community Center Authority the Community Center Complex, subject to the terms and conditions specified in the Joint Exercise of Powers Agreement, dated November 25, 1969, between City and the County of Sacramento, and such other terms and conditions as may be agreed to in writing between City and Community Center Authority.

e. To make available the service of the City Manager and his designated representatives to provide administrative coordination in the performance of this Agreement by each of the parties hereto.

2. Parking Authority agrees and promises:

a. To finance, plan, acquire the property for and construct the said parking facilities.

b. To lease said facilities to City as hereinabove provided.

3. Community Center Authority agrees and promises:

a. To finance, acquire the property for and construct the Community Center Complex in accordance with the plans and specifications provided by City.

b. To reimburse City for its costs for such plans and specifications, less administrative and overhead expense.

c. To lease these facilities to City as aforesaid.

4. The parties, and each of them, agree to develop and administer their said respective facilities as one interrelated project; and that any subsequent modifications or eliminations as may be authorized by the parties' written amendment hereto, shall not in any way effect the development as one integrated project.

IN WITNESS WHEREOF, the parties have executed this Agreement:

DATED: May 7, 1970

CITY OF SACRAMENTO, a municipal corporation

Richard H. Mumford MAYOR

ATTEST:

Edmer C. Cleveland  
CITY CLERK

PARKING AUTHORITY OF THE CITY OF SACRAMENTO, a public corporation and agency

Richard H. Mumford CHAIRMAN

ATTEST:

Edmer C. Cleveland  
CLERK

SACRAMENTO COMMUNITY CENTER AUTHORITY a public corporation and public agency

[Signature] CHAIRMAN

ATTEST:

Edmer C. Cleveland  
CLERK



# RESOLUTION No. 163

Adopted by The Sacramento City Council on date of

MAY - 7 1970

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF SACRAMENTO:

That the Mayor and City Clerk are hereby authorized and directed to execute on behalf of the City of Sacramento the Agreement, dated May 7, 1970, between the City, the Parking Authority of the City of Sacramento and the Sacramento Community Center Authority, relating to an integrated development in the downtown area.

RICHARD H. MARRIOTT  
MAYOR

ATTEST:

ELMER C. CLEVELAND  
CITY CLERK

CERTIFIED AS TRUE COPY

OF RESOLUTION NO. 163

May 8, 1970

DATE CERTIFIED

*Elmer C. Cleveland*  
CITY CLERK, CITY OF SACRAMENTO

# RESOLUTION No. 36

Adopted by the Parking Authority of the City of Sacramento

on date of  
MAY - 7 1970

BE IT RESOLVED BY THE PARKING AUTHORITY OF THE CITY OF SACRAMENTO:

That the Chairman and Clerk are hereby authorized and directed to execute on behalf of the Parking Authority of the City of Sacramento the Agreement, dated May 7, 1970, between the Parking Authority, the City of Sacramento and the Sacramento Community Center Authority, relating to an integrated development in the downtown area.

RICHARD H. MARRIOTT  
CHAIRMAN

ATTEST:

ELMER C. CLEVELAND  
CLERK

**CERTIFIED AS TRUE COPY**

of RESOLUTION NO. 36

May 8, 1970

DATE CERTIFIED

Elmer C. Cleveland

CLERK, PARKING AUTHORITY OF THE  
CITY OF SACRAMENTO

**RESOLUTION No. 14-70**

Adopted by the Sacramento Community Center Authority on date of

May 11, 1970

**RESOLUTION AUTHORIZING EXECUTION OF AGREEMENT  
BETWEEN SACRAMENTO COMMUNITY CENTER AUTHORITY,  
CITY OF SACRAMENTO, AND PARKING AUTHORITY OF  
THE CITY OF SACRAMENTO**

**BE IT RESOLVED BY THE SACRAMENTO COMMUNITY CENTER AUTHORITY:**

That the Chairman and Secretary are hereby authorized and directed to execute on behalf of the Sacramento Community Center Authority the Agreement, dated May 7, 1970, between the City of Sacramento, the Parking Authority of the City of Sacramento and the Sacramento Community Center Authority, relating to an integrated development in the downtown area.

WALTER CHRISTENSEN  
CHAIRMAN

**ATTEST:**

THOMAS W. OLDHAM  
ASSISTANT SECRETARY

**CERTIFIED AS TRUE COPY**  
of RESOLUTION NO. 14-70

May 12, 1970

DATE CERTIFIED

*Thomas W. Oldham*  
Assistant Secretary, Sacramento  
Community Center Authority

## RESOLUTION No.

Adopted by the Sacramento Community Center Authority on date of

May 11, 1970

RESOLUTION AUTHORIZING EXECUTION OF AGREEMENT  
BETWEEN SACRAMENTO COMMUNITY CENTER AUTHORITY,  
CITY OF SACRAMENTO, AND PARKING AUTHORITY OF  
THE CITY OF SACRAMENTO

BE IT RESOLVED BY THE SACRAMENTO COMMUNITY CENTER AUTHORITY:

That the Chairman and Secretary are hereby authorized and directed to execute on behalf of the Sacramento Community Center Authority the Agreement, dated May 7, 1970, between the City of Sacramento, the Parking Authority of the City of Sacramento and the Sacramento Community Center Authority, relating to an integrated development in the downtown area.

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CHAIRMAN

ATTEST:

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SECRETARY

# RESOLUTION .

Adopted by the Sacramento Community Center Authority  
on date of

May 11, 1970

RESOLUTION OF PUBLIC INTEREST AND  
NECESSITY AUTHORIZING ACQUISITION  
OF REAL PROPERTY IN THE BLOCKS  
BOUNDED BY 13TH, 14TH, J & L STREETS  
AND THE SITE OF THE SACRAMENTO  
COMMUNITY CENTER COMPLEX AND RELATED  
USES IN CONNECTION WITH AN INTEGRATED  
PROJECT FOR THE DEVELOPMENT OF THE  
CENTRAL CITY AREA OF THE CITY OF  
SACRAMENTO

WHEREAS, the Sacramento Community Center Authority, a public corporation and public agency duly constituted under Sections 6500 et seq. of the California Government Code, in coordination with the City of Sacramento, the Parking Authority of the City of Sacramento and the County of Sacramento, is engaged in the planning and implementation of an integrated development in the Central City Area of the City of Sacramento consisting of the following facilities:

1. The Sacramento Community Center Complex to be located within the blocks of 13th and 14th Streets and "J" to "L" Streets;
2. The Downtown Shopping Plaza pedestrian mall, now being constructed within the "K" Street right-of-way from 7th to 13th Streets;
3. Parking facilities located so as to provide off-street parking for the Community Center Complex and Downtown Shopping Plaza, said locations to include, but not be limited to, sites within the blocks bounded by "J", "K", 11th and 12th Streets, "J", "K", 8th and 9th Streets, "K", "L", 10th and 11th Streets, "K", "L", 12th and 13th Streets, and "I", "J", 12th and 13th Streets; and

WHEREAS, it has been at all times and is the intention of the Sacramento Community Center Authority, the City of Sacramento and the Parking Authority of the City of Sacramento that these facilities be developed as one integrated project; and

WHEREAS, on May 11, 1970, the Sacramento Community Center Authority entered into an Agreement with the City of Sacramento and the Parking Authority of the City of Sacramento which provided for the development of the above mentioned facilities as one integrated project.

WHEREAS, it is intended that the financing for the construction of the "K Street Mall" will be provided pursuant to the Assessment District Laws of this State, and administered by the City of Sacramento; and that the financing for the development of the Sacramento Community

Center Complex shall be performed through an Authority created under a Joint Exercise of Powers Agreement between the City of Sacramento, the County of Sacramento, with the land to be acquired therefor by the Sacramento Community Center Authority; and that land acquisition and development of the aforesaid parking facilities to serve the Sacramento Community Center Complex and the "K Street Mall" shall be financed by the Parking Authority of the City of Sacramento, the City of Sacramento or the Sacramento Community Center Authority; and

WHEREAS, the construction of the "K Street Mall" to be located primarily within the K Street right-of-way from 13th to 7th Street is almost completed.

NOW THEREFORE BE IT RESOLVED BY THE SACRAMENTO COMMUNITY CENTER AUTHORITY TWO-THIRDS OF ALL MEMBERS VOTING IN FAVOR THEREOF:

That the public interest and necessity requires the acquisition, construction and completion by the Sacramento Community Center Authority, of public improvements consisting of one or more public buildings necessary for the purpose of providing public assembly and convention halls for public assembly and convention purposes; including theater, meeting rooms, exhibition hall for exhibition of arts, crafts, and industrial exhibits, parking facilities, restaurants, and shopping areas incidental to or to be used in connection therewith, lands, easements, rights-of-way, sewage and drainage utilities, landscaping, and all other works, property or structures necessary or convenient for a community and cultural center for public assembly and convention purposes, to be located in the blocks bounded by 13th, 14th, J & L Streets in the City of Sacramento.

That said public interest and necessity requires the taking in fee simple for said public improvement of the real property hereinafter described.

That said proposed improvements are planned and located in a manner which is most compatible with the greatest public good and the least private injury and that the public use described herein is a public use which is authorized by law.

BE IT FURTHER RESOLVED that the Sacramento Community Center Authority, its appropriate officers, employees and agents, are hereby authorized and empowered:

To acquire in fee simple in the name of the Sacramento Community Center Authority the real property hereinafter described, by condemnation in accordance with the provisions of the Code of Civil Procedure, and of Article I, Section 14, of the Constitution of the State of California, relating to eminent domain.

To prepare, file and prosecute in the appropriate court, such proceedings in eminent domain as are necessary for

the acquisition of the interest described herein.

The parcels of real property location within the City of Sacramento, County of Sacramento, State of California, which the Sacramento Community Center Authority of the City of Sacramento is, by this resolution, authorized to acquire for said public use described as follows:

All of those parcels of real property situated within the blocks bounded by 13th, 14th, J & L Streets in the City of Sacramento.

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CHAIRMAN

ATTEST:

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SECRETARY