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**JOINT TRANSPORTATION & COMMUNITY DEVELOPMENT/BUDGET AND FINANCE COMMITTEE
MINUTES**

Tuesday, February 10, 1986

2:00 P.M.

The meeting was called to order at the hour of 2:10 p.m. by Chairperson Lynn Robie and the role was answered as follows:

PRESENT: Chairperson Robie, Committee Members Smallman, Bradley, Shore, Chinn

ABSENT: Committee Members Serna*, Pope**, Kastanis

* Committee Member Serna arrived at 2:15 p.m.

**Committee Member Pope arrived at 2:20 p.m.

- 1. Reuse of Memorial Auditorium. (D-All)
 - A. Report back on financing alternatives for Memorial Auditorium Options -- Fixed-seat theater and multi-use facility.
 - B. Report back on proposal to have the fixed-seat theater and multi-use facility put on the ballot.

RECOMMENDATION OF STAFF: COMMITTEE INFORMATION.

REPORT BACK: C. A REPORT WAS REQUESTED THAT WOULD OUTLINE THE CITY'S FULL BONDING CAPACITY.

D. A REPORT THAT WOULD GIVE THE COMMITTEE THE T.O. TAX FINANCING SCENARIO IN CONJUNCTION WITH THE EXHIBIT HALL.

E. A REPORT THAT OUTLINES THE DIFFERENCE IN HOW THE COST OF THE FIXED SEAT THEATER AND MULTI-USE FACILITY WERE CALCULATED.

COMMITTEE ACTION: NO VOTE WAS TAKEN AT THE MEETING. COMMITTEE DECIDED THAT IT WOULD HAVE AN EVENING MEETING AND DISCUSS THE MEMORIAL AUDITORIUM AND THE EXHIBIT HALL EXPANSION.

MINUTES:

Tom Friery, City Treasurer, walked the Committee through this report. The Committee decided that it needed to have one more meeting on this subject in the evening.

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COMMITTEE ACTION SHEET

ITEM NO. 1 CONTINUED

Tom Friery went through the different alternatives that were available to the City. The first one he discussed was tax free financing. He felt that there was a possibility that the restrictions on this type of financing might be too strict for efficient running of the auditorium. He explained that a taxable bond was 8 to 10 points higher, but is more flexible in how it can be used.

No action was taken on this item as it was for Committee information. Different alternatives that may be available to the City in financing the refurbishing of the Memorial Auditorium were explained in detail by Mr. Friery.

2. Various reports back on Exhibit Hall Expansion. (D-All)
- A. Appraisals
 - B. Request for Qualifications
 - C. Project Management team
 - D. Financing Alternatives

RECOMMENDATION OF STAFF:

COMMITTEE INFORMATION

REPORT BACK:

E. THE COMMITTEE REQUESTED THAT IT APPROVE ANY ARCHITECTURAL PLANS FOR THE EXHIBIT HALL.

F. STAFF WAS REQUESTED TO EXPLORE THE POSSIBILITY OF COMBINING THE FINANCING OF THE EXHIBIT HALL AND MEMORIAL AUDITORIUM.

COMMITTEE ACTION:

THIS HEARING WAS FOR COMMITTEE INFORMATION. THE COMMITTEE DECIDED TO HAVE A MEETING ON APRIL 9TH IN THE EVENING ON THE EXHIBIT HALL AND MEMORIAL AUDITORIUM.

MINUTES:

Leonard Zerilli, Assistant Director of the Community Center, gave an overview of this item to the Committee. He explained it was absolutely essential that the City of Sacramento move now to expand its convention facilities because it is losing business to other larger facilities.

The following public testimony was given on both the Memorial Auditorium and the Exhibit Hall Expansion.

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TRANSPORTATION AND COMMUNITY DEVELOPMENT COMMITTEE

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COMMITTEE ACTION SHEET

ITEM NO. 2 CONTINUED

Ken Robbins, a citizen, felt that City staff had already made a decision as to the use of the Memorial Auditorium.

Phil Meyers, a minister of the St Paul's Episcopal Church, had many concerns about the church on the corner next to the proposed exhibit hall.

Thomas Powers, manager of the Marion Apartments, stated that the apartments were on the historical preservation list.

Jim Moody a citizen, concurred with Mr. Robbins.

Trong Nguyen, owner of La Boulagerie, was sad to see his location lost. He would like to see the Exhibit Hall have some space for retail businesses.

Jim Craig, a member of the Task Force Majority on Memorial Auditorium, explained that the process the task force went through was very fair to both presentations.

Gloria Blue, a tenant of the Marion Apartments, said she works at the Capitol and won't be above to relocate to another apartment for the same price of with the same convenience if the Marion Apartments are torn down so a new Exhibit Hall can be built.

This item was for Committee information and no action was required. It was decided at the meeting that on April 9th, 1987 at 7:00 a.m., a special City Council meeting would be called to discuss both the Memorial Auditorium and Exhibit Hall Expansion and make recommendations.

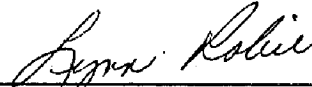
3. Report Back on the Lawn and Garden Tax. (D-All)

RECOMMENDATION OF STAFF: RECOMMEND APPROVAL AND FORWARD TO COUNCIL

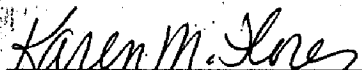
COMMITTEE ACTION: THIS ITEM WAS CONTINUED.

COMMITTEE MEMBERS: Serna, Pope, Chinn, Robie, Shore, Kastanis, Smallman
Bradley

The meeting adjourned at 4:45 p.m.


LYNN ROBIE
Committee Chairperson

Attest:


Secretary