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OFFICE OF THE
CITY MANAGER

CITY OF SACRAMENTO
CALIFORNIA

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

October 31, 1988

APPROVED
BY THE CITY COUNCIL

916-449-5704

City Council
Sacramento, California

NOV 9 1988

OFFICE OF THE
CITY CLERK

Honorable Members In Session:

Subject: **Acquisition of One (1) Condominium Parcel of Real Property Located at 1421 K Street**

SUMMARY

This report recommends that the City Council, by resolution, approve the execution of an option to purchase one (1) condominium office parcel located on the second floor of the structure at 1421 K Street which is currently used for the purpose of providing office space for the Department of Community Center and various Community Center activities.

BACKGROUND

On December 1, 1987, the City Council approved the execution of a five (5) year lease with the 1030 15th Street Partnership for the purpose of providing office space for the Community Center administration staff in a 5,767 square foot improved condominium office located at 1421 K Street. The lease also included an option to purchase during the first year of the lease based on an appraisal performed by Howard A. Pearson, M.A.I. in the amount of \$890,000. The option period expires on December 1, 1988.

On October 4, 1988, the City Council found that the Convention Center E.I.R. was complete and adequate. Further, the City Council adopted a motion of intent to select the East Alternative for the Community/Convention Center expansion. On October 25, 1988 the Council approved the necessary documents, including the findings of fact, to finalize the approval of the East Alternative expansion.

FINANCIAL DATA

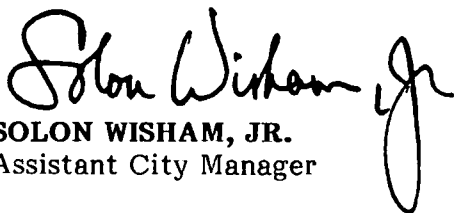
The purchase price of the subject property is set by an appraisal performed by Howard A. Pearson, M.A.I. dated May 1, 1987 in the amount of \$890,000. The estimated closing cost, including a portion of a real estate commission paid by the owners of the property, is estimated at \$30,000. The total amount of \$920,000 is available from the 1987 Public Facilities Project Certificates of Participation (Category II).




RECOMMENDATION

It is recommended that the City Council, by resolution, approve the purchase of the improved office condominium property located on the second office floor at 1421 K Street, Assessors Parcel 006-115-016-0003, and appropriate the necessary funds required to complete the transaction from funding available from the 1987 Public Facilities Projects Certificates of Participation (Category II).

Respectfully submitted


SOLON WISHAM, JR.
Assistant City Manager

RECOMMENDATION APPROVED:


WALTER J. SLIRE
City Manager

November 9, 1988
All Districts

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

RESOLUTION NO. 88-974

ADOPTED BY THE SACRAMENTO CITY COUNCIL ON DATE OF

APPROVED
BY THE CITY COUNCIL

NOV 9 1988

OFFICE OF THE
CITY CLERK

A RESOLUTION RECOMMENDING THE PURCHASE OF ONE (1) IMPROVED OFFICE CONDOMINIUM, APN 006-115-016-0003, LOCATED ON THE SECOND FLOOR AT 1421 K STREET, UNIT 2-B, TO PROVIDE OFFICE SPACE FOR THE CITY OF SACRAMENTO COMMUNITY CENTER DEPARTMENT

WHEREAS, The City desires to add additional office space for the Sacramento Community Center Department and Community Center activities; and,

WHEREAS, the property owner, 1030 15th Street Building Partnership, a California General Partnership, has voluntarily entered into an agreement to sell one (1) condominium office parcel, APN 006-115-016-0003, to the City at a price of \$890,000, a price which is based on the appraisal of Howard A. Pearson, M.A.I.

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

1. The FY 1988-89 Capital Improvement Program Budget is hereby amended by adding a new capital project. The purchase price of \$890,000 and an additional \$30,000 to cover closing costs is appropriated to this new CIP project for the purchase of APN 006-115-016-0003, by transferring \$920,000 from the Public Facilities Projects' Certificate of Participation (Category II) as follows:

FROM: 419-500-XXXX-4810

TO: 419-500-XXXX-4810

2. The City Manager is authorized to take those actions necessary to purchase APN 006-115-016-0003.

MAYOR

ATTEST:

CITY CLERK