



Clagney Report
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SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

May 15, 1981

APPROVED
SACRAMENTO HOUSING AUTHORITY
Date 5-14-81

CITY MANAGER'S OFFICE
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Housing Authority of the
City of Sacramento
Sacramento, California

Honorable Members in Session:

SUBJECT: Settlement with Dr. Keene P. Dimick under the Section 23
Lease for the Camellia Commons Project

SUMMARY

A tentative settlement has been made between the Agency staff and Dr. Keene P. Dimick for a project consisting of one hundred (100) units, comprised of fifty (50) one-bedroom units and fifty (50) two-bedroom units, located at 2814 Fifth Street in Sacramento. Under the terms of the Mutual Release, the Housing Authority will pay the sum of \$15,000.00 to Dr. Dimick.

BACKGROUND

On April 14, 1972, the Housing Authority entered into a lease with Dr. Keene P. Dimick to provide housing for low-income persons under Section 23 of the amended Housing Act of 1937. The lease states that upon termination, the premises shall be given back in as good a condition as existed at the start of the lease, normal wear and tear excepted. It further states that the Housing Authority shall be liable for tenant-caused damages.

The lease has been terminated, effective December 31, 1980. However, there has been a disagreement with the owners as to the amount of tenant-caused damages to the property. The Agency staff estimate is \$13,165.15, and the owner's estimate is \$18,610.00.

A tentative negotiated settlement has been made in the amount of \$15,000.00 as shown on the attached Exhibit "A".

FINANCIAL DATA

Upon approval of this settlement, a payment of \$15,000.00 will be made from the Section 23 Lease Program Budget, under the Annual Contributions Contract.

5-14-81

SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

Housing Authority of the
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VOTE AND RECOMMENDATION OF COMMISSION

At its regular meeting of ~~May 14~~ ^{May 14}, 1981, the Sacramento Housing and Redevelopment Commission adopted a motion recommending adoption of the attached resolution. The votes were as follows:

AYES: Coleman, Fisher, Knepprath, Luevano, A. Miller,
Teramoto, B. Miller
NOES: Serna
ABSENT: Walton

RECOMMENDATION

The staff recommends adoption of the attached resolution authorizing payment of \$15,000.00 to Dr. Keene P. Dimick.

Respectfully Submitted,

William H. Edgar

WILLIAM H. EDGAR
Interim Executive Director

TRANSMITTAL TO COUNCIL:

Walter J. Slipe for:
WALTER J. SLIPE
City Manager

Contact Person: Ben Fleming

RESOLUTION NO. HA- ⁰⁴⁷~~81-046~~

Adopted by the Housing Authority of the City of Sacramento

May 14, 1981

APPROVAL OF SETTLEMENT UNDER
SECTION 23 LEASE FOR THE CAMELLIA COMMONS
PROJECT - 2814 5TH STREET

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

Section 1. The Interim Executive Director is author-
ized to enter into a Mutual Release Agreement with Dr. Keene P.
Dimick in the amount of Fifteen Thousand Dollars (\$15,000.00),
discharging the Authority's liability under the Lease dated
April 14, 1972 for the Camellia Commons Project.

CHAIRMAN

ATTEST:

SECRETARY

APPROVED
SACRAMENTO HOUSING AUTHORITY
Date 5-14-81

SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

EXHIBIT "A"

Total Original Agency Estimate \$13,165.15

Additional items added to the original Agency estimate:

1. Replacement of 13 cracked and/or chipped bathroom sinks for a total of:	\$ 500.00
2. Replacement of 14 burned and/or chipped kitchen countertops for a total cost of:	\$ 610.00
3. An allowance for painting 20 units (interior) at a total cost of:	\$ 400.00
4. An allowance for cleaning 8 units at a total cost of:	\$ 325.00
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TOTAL	\$15,000.15 *

*Figure has been rounded to the nearest dollar amount.