



CITY OF SACRAMENTO

DEPARTMENT OF PARKS AND COMMUNITY SERVICES

ROBERT P. THOMAS
Director

G. ERLING LINGGI
Assistant Director

CROCKER ART MUSEUM DIVISION
GOLF DIVISION
METROPOLITAN ARTS DIVISION
MUSEUM AND HISTORY DIVISION
RECREATION DIVISION
PARKS DIVISION
ZOO DIVISION

December 3, 1985

Budget and Finance Committee
Sacramento, California

Honorable Members In Session:

SUBJECT: Coloma Community Center Room Leasing

SUMMARY

Pursuant to City Council direction by resolution this office has negotiated separate leases with Sacramento Cable Television and Sacramento Community Cable Foundation for portions of Coloma Community Center 4623 "T" Street.

BACKGROUND

It has been requested by Sacramento Cable Television to lease the "Sutter Creek" and "Coulterville" rooms a total of 1,863 square feet. In addition, the lease will dedicate two off street parking slots for secured parking for the Mobile Production Van. The Sacramento Community Cable Foundation has requested a lease for "Fiddletown" room, 644 square feet to house the Foundation on a short term basis under two (2) years.

These types of leases are in keeping with the Coloma Community Center operational plan as adopted in May 1981, stating funding for the Center operations is to be derived from various sources in addition to City General Fund, i.e., earned income from users, rentals, concessions, program admissions, and outside sources (grants, donations, and fund raisers).

Utilization of this facility as a Public Access Video Studio and Community Use Audio Studio has many distinct advantages for the city, the community, Sacramento Cable Television, and the Foundation which will administer both proposed community uses. Coloma is already an active community center, and operates during the days and hours when residents are most likely to want access to a programming facility. Many of its current activities and programs will enhance the use of the studios, and vice versa. It contains public rooms and accommodations, such as meeting rooms and the auditorium, which will be useful adjunct for the public. In addition, the center is readily accessible via public transportation.

Because time is of essence Sacramento Cable Television has agreed to make renovations totaling up to \$26,000 for relocating city staff, which essentially will be a loan to the City. This sum will be reimbursed to the Company over the first four (4) years of the lease in the form of reduced rent payments.

Significant terms of lease with Sacramento Cable Television include:

1. Sacramento Cable Television lease will be for eighteen (18) years, to be renewable beyond the expiration date in five year increments.
2. Space leasing for 75¢ per square foot or \$16,767 annually, with C.P.I. adjustments every five (5) years.
3. In order to facilitate the movement of City staff from "Sutter Creek" and "Coulterville" rooms, Sacramento Cable Television has agreed to provide up to \$26,000 for office remodeling elsewhere in the center; essentially as a loan to the City. This change complies with the Coloma Masterplan.
4. Sacramento Cable Television will make approximately \$50,000 of permanent improvement to the facility to accommodate the studios. These improvements will remain at the site upon expiration of lease.
5. Will provide substantial community services which are in the best interest of the community such as providing community use audio and video studios, equipment and training.
6. All City insurance requirements will be met and provided by Sacramento Cable Television and Sacramento Community Cable Foundation.

Significant terms of lease with Sacramento Cable Foundation include:

1. Sacramento Community Cable Foundation lease will be for under two (2) years.
2. Space leasing for 75¢ per square foot or \$5,796 annually.
3. Space to be used as office space with some leasehold improvement to handle needs during period of lease.
4. Upon expiration of lease Fiddletown room will be returned to state of present situation.

FINANCIAL

The annual rent for Sacramento Cable Television will be \$16,767 with C.P.I. adjustments every five (5) years. The \$26,000 loan repayment will be deducted during the first four (4) years. Sacramento Community Cable Foundation's annual rent will be \$5,796.

In keeping with the adopted Recreation Trust Accounts the staff recommends that the new revenues generated to be placed in the Building Rental Trust which then can be used to reduce the level of General Fund support of the Center.

RECOMMENDATION

It is recommended that the Budget and Finance Committee review the attached report and refer it to the full City Council for action.

It is recommended that the City Council in accordance with Sacramento City Code Section 12.39, by resolution, authorize the City Manager and the City Clerk to:

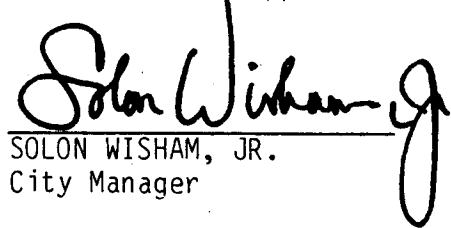
1. Enter into a lease agreement between the City of Sacramento and Sacramento Cable Television for a period of eighteen (18) years which will be renewable beyond the expiration date in five (5) year increments.
2. Enter into a lease agreement between the City of Sacramento and Sacramento Community Cable Foundation from January 1, 1986 through August 22, 1987.

Respectfully submitted,



ROBERT P. THOMAS, Director
Parks and Community Services

Recommendation Approved:



SOLON WISHAM, JR.
City Manager

December 3, 1985

RPT:cm

Attachments

RESOLUTION NO.

ADOPTED BY THE SACRAMENTO CITY COUNCIL ON DATE OF

RESOLUTION AUTHORIZING THE EXECUTION OF EIGHTEEN (18)
YEAR LEASE AGREEMENT BETWEEN THE CITY OF SACRAMENTO
AND SACRAMENTO CABLE TELEVISION AND A UNDER TWO (2)
YEAR LEASE AGREEMENT WITH SACRAMENTO COMMUNITY CABLE
FOUNDATION

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

WHEREAS, that the City Manager and City Clerk are hereby authorized to execute a eighteen (18) year lease agreement which will be renewable beyond the expiration date in five (5) year increments between the City of Sacramento and Sacramento Cable Television, and that a lease agreement is executed between the City of Sacramento and Sacramento Community Cable Foundation from January 1, 1986 through August 22, 1987.

WHEREAS, in keeping with the adopted Recreation Trust Accounts all revenues generated from the new leases will be placed in the Building Rental Trust which then can be used to reduce the level of General Fund support of the Coloma Community Center.

MAYOR

ATTEST:

CITY CLERK



CITY OF SACRAMENTO

DEPARTMENT OF PARKS AND COMMUNITY SERVICES

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Respectfully submitted,



ROBERT P. THOMAS, Director
Parks and Community Services

Recommendation Approved:

Walter J. Slipe
City Manager

December 3, 1985
District 3

RPT:cm

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MAYOR

ATTEST:

CITY CLERK