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DEPARTMENT OF PARKS  
AND COMMUNITY SERVICES

CITY OF SACRAMENTO  
CALIFORNIA

1231 I STREET  
SUITE 400  
SACRAMENTO, CA  
95814-2977

ROBERT P. THOMAS  
DIRECTOR

September 17, 1987

916-449-5200

G. ERLING LINGGI  
ASSISTANT DIRECTOR

DIVISIONS:

GROCKER ART MUSEUM  
GOLF  
METROPOLITAN ARTS  
MUSEUM & HISTORY  
PARKS  
RECREATION  
ZOO

Budget and Finance Committee  
Sacramento, California

Honorable Members in Session:

SUBJECT: Sacramento Visitors Center - Authorization to Execute Lease

SUMMARY

Pursuant to City Council direction of September 15, 1987, this office has negotiated a new lease with the Sacramento Convention and Visitors Bureau. This report recommends that the City Manager be authorized, by resolution, to execute the lease between the City and Sacramento Convention and Visitors Bureau.

BACKGROUND INFORMATION

On September 15, 1987, the City Council authorized the Department of Parks and Community Services to negotiate a new lease with Sacramento Convention and Visitors Bureau for operation of the Sacramento Visitors Center in the California Steam Navigation Company Depot, as called for in the Old Sacramento Specific Use and Leasing Plan.

The Sacramento Convention and Visitors Bureau, a public service organization, will use the site for the Sacramento Visitors' Center and ticket box office. The site is located adjacent to Waterfront Management offices in the California Steam Navigation Company Depot at 1104 Front Street.

Significant terms of the lease agreement include:

- Sacramento Convention and Visitors Bureau is responsible for all tenant improvements and all utilities except water and sewage.
- City will provide janitorial services and restroom facilities.
- Term of the lease shall be for twenty years.
- Base rent shall be \$592 per month, on the basis of \$.75 per square foot. Base rent shall be adjusted every five years according to the Department of Labor's Consumer Price Index, but in no event shall the monthly rent be less than \$592.

- In addition to the monthly rent, Sacramento Convention and Visitors Bureau shall annually present quality historical interpretive programming, events, services or exhibits on the Old Sacramento Waterfront to the general public with a minimum value equal to 10% of the annual base rent.

FINANCIAL DATA

Revenue from the lease for the Visitors Center in the California Steam Navigation Depot building, including the monthly sum for interpretive services, will be deposited in the General Fund and will be used to offset the costs of providing management, programming, and maintenance for the Old Sacramento Waterfront.

The proposed lease will be for a twenty-year term beginning October 1, 1987. Annual rent for the first five years shall be \$7,104, with rent to be adjusted every five years according to the Department of Labor's CPI, but in no event shall the annual rent be less than \$7,104. In addition to the rent, Sacramento Convention and Visitors Bureau shall annually contribute a sum equal to 10% of the base rent for historical interpretive services provided by the City on the City's waterfront.

RECOMMENDATION

It is recommended that the Budget and Finance Committee approve this report and refer it to the full City Council for action. Further, it is recommended that the City Council, by resolution, authorize the City Manager to execute the lease between the City and Sacramento Convention and Visitors Bureau.

Respectfully submitted,



ROBERT P. THOMAS, Director  
Parks and Community Services

Recommendation Approved:



JACK R. CRIST  
Deputy City Manager

RPT:ja

September 29, 1987  
District No. 1

## RESOLUTION No.

Adopted by The Sacramento City Council on date of

A RESOLUTION AUTHORIZING THE EXECUTION OF A LEASE  
BETWEEN THE CITY OF SACRAMENTO AND SACRAMENTO  
CONVENTION AND VISITORS BUREAU FOR A PORTION OF  
THE CALIFORNIA STEAM NAVIGATION COMPANY DEPOT

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

The City Manager is hereby authorized and directed to execute, on behalf of the City of Sacramento, that certain lease between the City of Sacramento and Sacramento Convention and Visitors Bureau for the Visitors Center in the California Steam Navigation Company Depot.

\_\_\_\_\_  
MAYOR

ATTEST:

\_\_\_\_\_  
CITY CLERK