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OFFICE OF THE
CITY MANAGER

CITY OF SACRAMENTO
CALIFORNIA

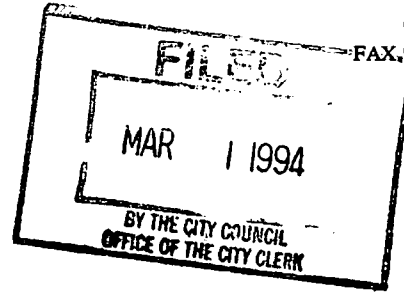
OFFICE OF ECONOMIC DEVELOPMENT

CITY HALL
ROOM 100
915 I STREET
SACRAMENTO, CA
95814-2696

February 23, 1994

916-264-7730

FAX 916-264-7618



City Council
Sacramento, California

Honorable Members in Session:

SUBJECT: Review of Preliminary Design for the Federal Courthouse Project

LOCATION AND COUNCIL DISTRICT:

City-block bounded by 5th, 6th, H, and I.

RECOMMENDATION:

This report is for information only.

CONTACT PERSON:

Bill Farley, Economic Development Manager

FOR COUNCIL MEETING:

March 1, 1994

SUMMARY

On February 14, 1994 Representative Robert Matsui released the preliminary design concept for the Federal Courthouse Project. The architects for the project have been invited to present the preliminary design concept to Council for information and to receive comments. Staff from the Design Review Section and SHRA have reviewed the project and will provide suggestions on design comments that can be transmitted to the architects. Since this is a federal building project, it will not be subject to the City's standard design review process.

COMMITTEE/COMMISSION ACTION:

None.

FINANCIAL CONSIDERATIONS

This report is for information only. There are no appropriations required.

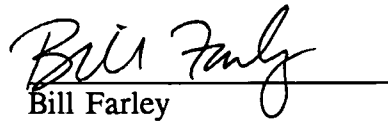
POLICY CONSIDERATIONS

City staff will provide comments after the presentation by the project architects on how the proposed design relates to existing design guidelines.

MBE/WBE

Not applicable.

Respectfully submitted,



Bill Farley
Economic Development Manager

Recommendation Approved:



William H. Edgar
City Manager



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**CITY OF SACRAMENTO
CALIFORNIA**

OFFICE OF THE CITY MANAGER
OFFICE OF ECONOMIC DEVELOPMENT

915 I STREET, #301
SACRAMENTO, CA
95814

916-264-7223
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CITY COUNCIL REPORT

February 23, 1994

City Council
Sacramento, California

Honorable Members in Session:

SUBJECT: Economic Development Report Card

LOCATION AND COUNCIL DISTRICT: Citywide

RECOMMENDATION: For Council Information Only

CONTACT PERSON: Dean J. Peckham, Economic Development Specialist,
264-7063

FOR COUNCIL MEETING OF: March 1, 1994

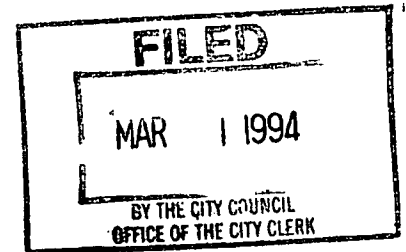
SUMMARY

This is the first in a series of quarterly reports to the Economic Development Commission outlining strengths and weaknesses in the local economy through the presentation of a series of key economic indicators.

COMMITTEE/COMMISSION ACTION None

BACKGROUND INFORMATION

On September 7, 1993 the Council, acting as the City's Economic Development Commission, adopted an Economic Development Agenda for the City. Out of this Agenda, the Council adopted a series of goals which define the work plan for the Office of Economic




Development. Under the goal of "Maintain a City-Wide Focus on Economic Development," staff is presenting the first in a series of quarterly reports outlining the strengths and weaknesses in the local economy through the presentation of a series of key economic indicators such as employment, sales tax revenues, building permit activity, etc.

FINANCIAL CONSIDERATIONS None

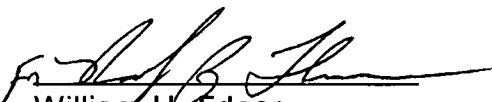
POLICY CONSIDERATIONS None

MBE/WBE None

Respectfully submitted,


Dean J. Peckham
Economic Development Specialist

Recommendation Approved:


William H. Edgar
City Manager

ECONOMIC DEVELOPMENT REPORT CARD

February 24, 1994

MAJOR ECONOMIC INDICATORS

1. Wage and Salary Employment
2. Visitor/Hospitality Industry
3. Sales Tax Revenues
4. Commercial Real Estate Vacancy Rates
5. New Construction Activity
 - Major Private Projects
 - Major Public Projects
 - Total Economic Impact
6. Building Permit Activity
7. Infrastructure Improvements
8. Major General or Community Plan Updates
9. Small Business Initiatives

PREFACE

This is the first installment of a report that will be presented on a quarterly basis to the City Council. Comments and suggestions on providing additional information are welcome. Preliminary analysis of the information in this report will be provided verbally at during the presentation to City Council.

WAGE AND SALARY EMPLOYMENT*
Sacramento MSA
Second Quarter: FY 92-93 and 93-94

Employment Overall		
Total Number	This Year	632,967
	Last Year	640,133
Unemployment Rate	This Year	7.22%
	Last Year	8.17%

* Excludes military employees, self-employed, unpaid family workers, and those involved in labor management trade disputes

Key Sectors - Percent of Work Force			
FIRE	Manufacturing	Retail	Government
43,600	42,467	114,833	185,267
43,467	41,200	118,267	183,533
6.89% ¹	6.71% ¹	18.14% ¹	29.27% ¹
6.79%	6.44%	18.48%	28.67%

¹ Represents percent of total work force

Source: State of California
Employment Development Department

VISITOR/HOSPITALITY INDUSTRY
 Second Quarter
 FY 92-93 and 93-94

	1992-93	1993-94 ¹	Change	Year To Date		
				1992-93	1993-94 ¹	Change
Transient Occupancy Tax ¹	\$1.805M	\$1.858M	+2.9%	\$3.909M ¹	\$3.981M	+1.9%
Hotel Occupancy	TO BE PROVIDED IN NEXT QUARTERLY REPORT					
Convention Occupancy						
Attendees						
Number of Event Days						
Number of Conventions						
Number of Hotel Rooms						

¹ Source: City Finance Department, Revenue Division

SALES TAX REVENUES
 Second Quarter
 FY 92-93 and 93-94

Second Quarter			Year To Date		
1992-93	1993-94 ¹	Change	1992-93	1993-94 ¹	Change
\$9.137M	\$9.193M	+0.6%	\$18.888M	\$18.549M	-1.8%

¹ Source: State Board of Equalization

COMMERCIAL REAL ESTATE VACANCY RATES

	3rd Quarter '93	4th Quarter '93	Change	1993	1992
Office Space, Sacramento MSA	16.8%	16.0%	-.8%	14.2%	15.5%
Office Submarkets					
Central Business District	14.6%	13.1%	-1.5%	Not Available	Not Available
Suburbs	17.5%	17.0%	-.5%	Not Available	Not Available
Industrial Space, Sacramento MSA	Not Available	Not Available	Not Available	9.8%	10.1%
Industrial Submarkets					
City	Not Available	Not Available	Not Available	11.4%	9.6%
Suburbs		Not Available	Not Available	8.3%	7.1%

Source: CB Commercial Real Estate

**NEW CONSTRUCTION
MAJOR PRIVATE PROJECTS**

	Council District	Land Use	Size	Phase	Start Construction	Construction-Related Jobs	New Jobs
Tandy	1	Retail	18.5 acres 185,000 sq.ft.	Plan Check	March 1994	323	300
Coca Cola Bottling Plant	1	Warehouse/bottling	130,000 sq.ft.	Application recently filed	Summer/fall '94	Not Available	None; transfer opportunities
Smith's Superstore	6	Retail	78,000 sq.ft. superstore 46,400 sq.ft. retail	Approved by City Council Jan 18, 1994	Summer '96	83	250
Foundation Health	1	Office	2 buildings 50,000 sq.ft.	Resubmitting application within one month	June '94	Not Available	Not Available
Home Depot	2	Warehouse/retail	130,000 sq.ft.	Application submitted	Not Available	Not Available	Not Available

**NEW CONSTRUCTION
MAJOR PUBLIC PROJECTS**

	Council District	Land Use	Size	Phase	Start Construction	Construction-Related Jobs	New Jobs
Attorney General	1	Office	300,000 sq. ft.	Under construction	1993	400	Not Available
Federal Courthouse	1	Office	420,000 sq. ft.	Under design	1995	850	1,200
Government Center CAL-EPA	1	Office	1,000,000 sq. ft.	Predesign	1996	1,250	Not Available
Department of Health Services	1	Office	1,200,000 sq. ft.	Predesign	1996	1,500	Not Available
Convention Center	1	Public Exhibition	87,000 sq. ft.	Under construction	1993	730	1,930
Total						4,730	3,130

NEW CONSTRUCTION
TOTAL ECONOMIC IMPACT
(Does not include all projects)

	Total Economic Impact	Employee Earnings	Construction -Related Employment
Private Projects	\$46.9M	\$15.7 M	\$515
Public Projects	\$469.5M	\$131.5M	\$4,730
Total	\$516.4M	\$137.2M	\$5,245

BUILDING PERMIT ACTIVITY
 Second Quarter
 FY 92-93 and 93-94

		2nd Quarter 1992-93	2nd Quarter 1993-94	Change	Year To Date		
					1992-93	1993-94	Change
Residential	Single Family	\$19.3M	\$21.94M	+13.7%	\$42.71M	\$45.27M	6.0%
	Multifamily	\$ 5.9M	\$ 1.56M	-73.6%	\$10.67M	\$ 6.86M	-35.7%
Office		\$ 5.83M	\$ 6.75M	+15.7%	\$17.25M	\$31.89M	+84.9%
Retail		\$ 3.86M	\$10.05M	+160.0%	\$ 9.66M	\$28.91M	+200.0%
Industrial		\$ 2.4M	\$.88M	-73.3%	\$ 2.88M	\$10.62M	+269.0%
Other		\$14.24M	\$15.71M	+10.3%	\$19.93M	\$21.98M	+10.3%
TOTAL		\$51.57M	\$56.92M	+10.4%	\$103.12M	\$145.52M	+41.1%

INFRASTRUCTURE IMPROVEMENTS

	Number of Projects	Budget	Predesign/Design	Construction	Number of Jobs
Flood Control AD's and Budgeted Projects	TO BE PROVIDED IN NEXT QUARTERLY REPORT				
Major Roadways					
Transit					
Commercial Facilities					

MAJOR GENERAL OR COMMUNITY PLAN UPDATES

Name	Total Acres	Agreement Status	Environmental Status
Southern Pacific	260	Predevelopment agmt approval 12/14/93	EIR Certified 12/14/93
North Natomas	9,038	Community Plan amendment to Plan.Comm. 3/24/94 and City Council 4/12/94	EIR to Planning Commission 3/24/94 and City Council 4/12/94
Army Depot	485	Land use plan to City Council 6-94 Transfer to City mid-1995	Toxic Remediation complete mid-1995
Union Pacific	63	Under review with UP Railroad	CA State superfund site CAL-EPA Review and comment period
Granite Park	256	Dev. Agmt. Executed 1/94; Application to be filed within next 2-4 months	EIR will begin with application submittal
Del Paso Blvd SPD	Not Available	Preliminary Planning	EIR will be initiated when project is defined
Delta Shores	538.6	Not Available	Not Available

MAJOR GENERAL OR COMMUNITY PLAN UPDATES (Continued)

Name	Total Acres	Land Uses					
		Residential	Commercial	Industrial	Public	Open Space	Other
Southern Pacific	260	46	80		133.7		
North Natomas	9,038	3,170	2,180	Major employment center	392	3,300	
Army Depot	485	Not Available	Not Available	295	Not Available	Not Available	Pub. conveyance 101 acres Fed.govt. 27 Nat'l Guard 63
Union Pacific	63	Land Use Review to Begin Study					
Granite Park	256				216		Office - 2.5-4 million sq. ft. on 80 - 120 acres
Del Paso Blvd SPD	Not Available	Incorporate Consultant Recommendations					
Delta Shores	538.6	68	38	350	13.4		

SMALL BUSINESS INITIATIVES
 Second Quarter
 FY 92-93 and 93-94

	Oct.- Dec. 1992	Oct.-Dec. 1993	Change	Year To Date		
				FY 92-93	FY 93-94	Change
Financial Assistance	TO BE PROVIDED IN NEXT QUARTERLY REPORT					
Funds Available						
Funds Committed						
Funds Disbursed						
Collection Rate						
Incubator Assistance						
Available Square Footage						
Occupied Square Footage						
Graduated Businesses						