

**SPECIAL MEETING**  
**SACRAMENTO CITY COUNCIL**  
**FRIDAY, DECEMBER 15, 1989**  
**3:00 P.M.**

**MERRIUM APARTMENTS**  
**(IN FRONT OF BUILDING)**  
**1017 14TH STREET**  
**SACRAMENTO, CALIFORNIA**

I HEREBY CALL a Special Meeting of the Sacramento City Council to meet at the date, time and location specified above, for the purpose touring the Merrium Apartments.

Persons may contact the City Manager's Office at 916/449-5704 for further information.

ISSUED: This 8th day of December, 1989.



ANNE RUDIN  
MAYOR

ATTEST:



VALERIE A. BURROWES  
CITY CLERK



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OFFICE OF THE  
CITY MANAGER

CITY OF SACRAMENTO  
CALIFORNIA

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

December 18, 1989

916-449-5704  
FAX 916-449-8618

MEMORANDUM

**TO: Valerie Burrowes, City Clerk**

**SUBJECT: CITY COUNCIL/AGENCY MEETING OF 12-15-89**

The meeting started at 3:05 p.m., December 15, 1989 in front of the Merrium Apartments. In attendance were Fargo, Ferris, Mueller, Pane, Robie and Serna. Absent were Mayor Rudin, Chinn and Kastanis.

The meeting consisted of a tour of the property led by Mr. Hank Fisher who manages the apartments under contract to the City. Attached is a copy of the materials distributed at the meeting.

The meeting was adjourned at 3:47 p.m.

Respectfully submitted,

Walter J. Slipe  
City Manager

cc: Jeanie Murphy, Office Manager, Mayor/Council Office



HANK FISHER PROPERTIES

2277 Fair Oaks Blvd., Suite 210  
Sacramento, CA 95825 (916) 922-1441  
FAX 922-1680

### MERRIUM APARTMENTS

#### About building

75 years old  
256 units per acre, on 1/7 acre  
21 studios square footage 252 to 476  
20 one-bedrooms square footage 392 to 735  
9 apartments per most floors

#### About remaining residents

11 of 41 apartments occupied  
Average resident Age 26--most are single  
Existing residents have occupied apartments 8-72 months  
Average 31 months  
Present rents \$295-395  
Average \$380.

#### Positive features of building

Blue awning clad 14th Street, streetscape  
Wood inlaid floors  
Leaded glass cupboards doors most apartments

#### Deficiencies of building

Most units smaller than minimum standards  
Zero parking  
No on-street parking privileges provided residents  
25% of units face interior light well  
Design of most floor plans unacceptable  
Utilities provided to all apartments--no way to control usage

#### Comparative costs

1. Build new modern replacement building of equal size for less than \$1,800,000 including land.  
Minimum economic rent **\$550** monthly
2. Rehab existing building to competitive habital standards. Including all new plumbing, electric, appliances, roof, elevator, fire sprinklers  
Estimate \$700,000 + \$1,350,000 cost of existing structure = \$2,050,000  
Minimum economic rent **\$600** monthly
3. If building were moved at cost of \$2,000,000 plus \$700,000 renovation plus \$1,350,000 cost existing structure = \$4,050,000  
Minimum economic rent **\$1,200** monthly