



APPROVED
BY THE CITY COUNCIL

32

OCT 28 1986

OFFICE OF THE
CITY CLERK

DEPARTMENT OF
PUBLIC WORKS

ENGINEERING DIVISION

CITY OF SACRAMENTO
CALIFORNIA

CITY HALL
ROOM 300
915 I STREET
SACRAMENTO, CA
95814-2608

916-449-5307

THOMAS M. FINLEY
ENGINEERING DIVISION
MANAGER

CITY MANAGER'S OFFICE
RECEIVED
OCT 22 1986

October 28, 1986

City Council
Sacramento, California

Honorable Members in Session:

SUBJECT: 10th and L Streets Parking Garage - Resolution Establishing Rental Rates for Commercial Space

SUMMARY

It is requested that the City Council approve a Resolution establishing the rental rates for commercial spaces known as Parcel Numbers 1, 3, 4, 5, 7, 10, and 11 in the 10th and L Streets Parking Garage.

BACKGROUND

There are six (6) subleases in the 10th and L Streets Parking Garage that expire within the next four (4) months. City staff has had the various premises appraised by a private independent appraiser, and he has established the rental rates from \$1.25 to \$1.70 per square foot based on their size, location, and type of space available within the premises.

Staff is requesting that the Council approve a Resolution which establishes new rental rates for the premises based on the report submitted by the appraiser. The Resolution, also authorizes the City Manager to solicit prospective sublessees based on the established rental rates.

FINANCIAL

The existing subleases bring in an annual revenue of \$161,398.20. The new sublease will increase this annual revenue to \$208,020.00. The proceeds from these subleases will be deposited in the appropriate Parking Authority Fund.

October 20, 1938

City Council
Baltimore, Maryland

Members present in session:

SUBJECT: 10th and I Streets Parking Garage - Resolution Establishing Rental Rates for Commercial Space

SUMMARY

It is requested that the City Council approve a Resolution establishing the rental rates for commercial space known as Parcel Numbers 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, and 11 in the 10th and I Streets Parking Garage.

FACTS

There are six (6) spaces in the 10th and I Streets Parking Garage that expire within the next four (4) months. City staff has had the various premises appraised by a private independent appraiser, and he has established the rental rates to \$1.25 per square foot based on their size, location, and type of space available within the premises.

Staff is requesting that the Council approve a Resolution which establishes new rental rates for the premises based on the report submitted by the appraiser. The Resolution also contains the City Manager to solicit prospective applicants based on the established rental rates.

FINANCIAL

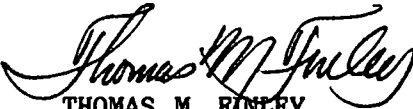
The existing spaces bring in an annual revenue of \$101,800.00. The new spaces will increase this annual revenue to \$230,000.00. The proceeds from these spaces will be deposited in the appropriate Parking Authority fund.

City Council
10th and L Streets Parking Garage
October 28, 1986
Page 2

RECOMMENDATION

It is recommended that the attached Resolution be adopted giving notice that the City intends to sublease commercial space in the 10th and L Streets Parking Garage without calling for bids, establishing new rental rates for the premises and authorizing the City Manager to solicit prospective sublessees.

Respectfully submitted,

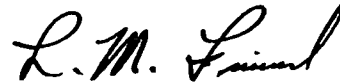

THOMAS M. FINLEY
Engineering Division Manager

Recommendation Approved:



WALTER J. SLIPE
City Manager

Approved:



FOR MELVIN H. JOHNSON
Director of Public Works

IM:yg
RE2.17.B
10.1686.2

October 28, 1986
District No. 1

Attachment

RECOMMENDATION:

It is recommended that the attached Resolution be adopted giving notice that the City intends to advise commercial space in the 10th and B Streets Parking Garage without calling for BID, establishing new rental rates for the premises and authorizing the City Manager to solicit prospective bidders.

Respectfully submitted,

THOMAS M. ENLIV
Engineering Division Manager

Approved:

MEVIN H. JOHNSON
Director of Public Works

October 28, 1988
District No. 1

Recommendation Approved:

WALTER J. SLIVE
City Manager

1016882
R2111A
1988

Attachment

RESOLUTION NO. 86 - 826

ADOPTED BY THE SACRAMENTO CITY COUNCIL ON DATE OF

RESOLUTION AUTHORIZING SOLICITATION TO
SUBLEASE CITY PROPERTIES
WITHOUT CALLING FOR BIDS AND ESTABLISHING
NEW RENTAL RATES IN THE
10TH AND L STREETS PARKING GARAGE

APPROVED
BY THE CITY COUNCIL

OCT 28 1986

OFFICE OF THE
CITY CLERK

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

1. That pursuant to Section 12.39(d) of Chapter 12 of the Sacramento City Code, this Council hereby establishes the rental rate for commercial space in the 10th and L Streets Parking Garage as follows:

Parcel No.	Address	Rental Rate
1	1031 L Street	\$2,570.00 per month
3	1019 L Street	1,120.00 per month
4 & 5	1007 L Street	3,340.00 per month
7	1015 L Street	3,025.00 per month
10	1129 - 10th St.	3,500.00 per month
11	1125 - 10th St.	3,780.00 per month
10 & 11 (combined)	1125-1129 - 10th St.	6,800.00 per month

2. That pursuant to Section 12.39(d) of Chapter 12 of the Sacramento City Code, the City Manager is hereby authorized to solicit prospective sublessee to lease certain real property described in paragraph 1 above, without first soliciting competitive bids.

3. That upon completion of solicitation the City Manager and City Clerk are authorized to execute a sublease of said properties on behalf of the City of Sacramento for the premises described in paragraph 1 above, provided, however, that the term of said lease shall not exceed five (5) years and that the base rental shall be as prescribed in this Resolution. Said subleases shall be on a form approved by the City Attorney.

MAYOR

ATTEST

CITY CLERK

CITY CLERK

ALIAS

NOV 1958

to be approved by the City Attorney.
 That the City Clerk be authorized to execute and deliver to the City Clerk all
 3. That upon completion of certification the City Manager and City Clerk are

authorizing commercial rates.
 That the City Manager is hereby authorized to execute and deliver to the City Clerk all
 5. That pursuant to Section 15.38(b) of Chapter 15 of the Sacramento City

(continued)

TO & II	1152-1158 - 10th St.	\$300.00 per month
II	1152 - 10th St.	\$180.00 per month
IO	1158 - 10th St.	\$200.00 per month
A	1012 F Street	\$52.00 per month
G & E	1002 F Street	\$40.00 per month
3	1018 F Street	\$150.00 per month
I	1031 F Street	\$240.00 per month

PARCEL NO. ADDRESS RENTAL RATE

the 10th and F Streets parking garage as follows:
 That the Council hereby establishes the rental rate for commercial space in
 1. That pursuant to Section 15.38(b) of Chapter 15 of the Sacramento City

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

JOHN AND F STREETS PARKING GARAGE
 NEW RENTAL RATES IN THE
 MITHRAN CANTINE FOR BIDS AND ESTABLISHING
 SURVEYOR CITY PROPERTIES
 RESOLUTION AUTHORIZING SPECIFICATION TO

November 19, 1986

Mr. & Mrs. Charles Mizutani
1019 L Street
Sacramento, CA 95814

Dear Mr. & Mrs. Mizutani:

On October 28, 1986, the Sacramento City Council adopted a Resolution No. 86-826 authorizing the execution of Agreement No. 86091 authorizing solicitation to sublease city properties without calling for bids and establishing new rental rates in the 10th and L Streets parking garage, Parcel No. 3.

Enclosed, for your records, is one fully certified copy of said agreement and authorizing resolution.

Sincerely,
LORRAINE MAGANA, CITY CLERK

Janice Beaman, Deputy City Clerk
JB/imc/32
Enclosure

cc: Public Works
Risk Management

November 19, 1986

Fireside Thrift Co.
401 Warren Street
Redwood City, CA 94063

Dear Gentlemen:

On October 28, 1986, the Sacramento City Council adopted a Resolution No. 86-826 authorizing the execution of Agreement No. 86090 authorizing solicitation to sublease city properties without calling for bids and establishing new rental rates in the 10th and L Streets parking garage, Parcel No. 1.

Enclosed, for your records, is one fully certified copy of said agreement and authorizing resolution.

Sincerely,
LORRAINE MAGANA, CITY CLERK

Janice Beaman, Deputy City Clerk
JB/imc/32
Enclosure

cc: Public Works
Risk Management

January 13, 1987

Bank of America
National Trust & Savings Association
560 Davis Street
San Francisco CA 94111

Dear Gentlemen:

On October 28, 1986, the Sacramento City Council adopted a Resolution No. 86-826 authorizing the execution of AG 86093, Sublease of Commercial Space in 10th and L Streets Parking Garage, Parcel No. 7.

Enclosed, for your records, is one fully certified copy of said agreement and authorizing resolution.

Sincerely,

LORRAINE MAGANA, CITY CLERK

Janice Beaman
Deputy City Clerk

JB/mls/32
Enclosure

cc: Public Works
Risk Management

June 2, 1987

California Association of Realtors
525 South Virgil Avenue
Los Angeles CA 90020

Dear Gentlemen:

On October 28, 1986, the Sacramento City Council adopted a Resolution No. 86-826 authorizing the execution of Agreement No. 86094 for Sublease of Commercial Space in the 10th and L Streets Parking Garage for Parcel No. 10 and 11.

Enclosed, for your records, is one fully certified copy of said agreement and authorizing resolution.

Sincerely,

LORRAINE MAGANA, CITY CLERK

Janice Beaman
Deputy City Clerk

JB/mls/32
Enclosure

cc: Public Works, Real Estate Division
Risk Management

S WJS

This is a 5+5+5

at market rate. The lessee was brought in and Mrs. did a good job of reducing the fee (which we do not normally pay) to \$3,500 flat rate.

To:

- Mayor / City Council Office
- City Manager *then*
- Asst. City Manager
- Asst. City Manager, Community Development
- Asst. to City Manager
- Public Information
- City Clerk
- Finance Administration
- Revenues & Collections
- Purchasing
- Central Stores
- Accounting
- Utility Billing
- Data Processing
- City Treasurer
- City Attorney
- Planning Department
- Personnel Administration
- Employee Relations
- Employee Services
- Management Services
- Personnel Selections
- Training
- Police Department

To:

- Fire Department
- Fire Prevention
- Weed Abatement
- Emergency Planning
- City Engineer
- Asst. City Engr. Administration
- Animal Control
- Real Estate & Street Assessment
- Facility Maintenance
- Street Maintenance
- Traffic - Parking
- Water & Sewer
- Building Inspection
- Electrical Inspection
- Plumbing Inspection
- Community Improvement
- Waste Removal
- Equipment Maintenance

To:

- Museum & History Commission
- Recreation & Parks Administration
- Recreation
- Parks
- Golf
- Zoo
- Crocker Art Gallery
- Library Administration
- Housing and Redevelopment
- Community Center
- _____
- For Your Information
- Return with Recommendations
- Please Comment
- Prepare Draft and Return
- Prepare Letter
- Take Necessary Action
- Investigate and Report
- Per Your Request
- Reply, Send Copy To:
- _____
- _____

IRV - GOOD JOB. I'VE SIGNED SUBLEASES ATTACHED.

THANKS, WJS

PS - KEEP AN EYE ON THEIR SIGNS SO THEY MEET CITY STANDARDS PLEASE.

To: Walter Hise

Comments I have had a for lease sign at 1007 L Street for over 3 mo. and have several calls but no takers. Paula Winn of Lyon & Associates has found a tenant for us who wishes to open a laundry drop off and pick up service. She originally requested the normal real estate commission but finally settled for a finder fee of \$3,500 which well below the normal commission. I talked to Doc about paying the finders fee and he said go ahead so long as it did not exceed \$3,500. (over)

Signature David

Title or Dept. R.E.

Date 6/24/87

I also talked to Mel about paying the finders fee
and he had no objection but would like your approval
to pay the \$3,500 as a consultant fee based on the
letter they has submitted

LYON

& ASSOCIATES
REALTORS

June 12, 1987

EXECUTIVE OFFICES
ESCROW & FINANCE

2580 Fair Oaks Blvd.
Sacramento, CA 95825
(916) 481-3840

SIERRA OAKS OFFICE
2580 Fair Oaks Blvd.
Sacramento, CA 95825
(916) 481-3840

FAIR OAKS OFFICE
6815 Madison Ave.
Fair Oaks, CA 95628
(916) 962-0111

ROSEVILLE OFFICE
6049 Douglas Blvd.
Roseville, CA 95678
(916) 791-0606

HERITAGE OFFICE
2126 K Street
Sacramento, CA 95816
(916) 447-7878

INSURANCE DIVISION
2126 K Street
Sacramento, CA 95816
(916) 447-7878

DAVIS OFFICE
122 "B" Street
Davis, CA 95616
(916) 758-0720

EL MACERO OFFICE
Mace Blvd.
El Macero, CA 95618
(916) 753-4061

TAHOE-HOMEWOOD
5620 West Lake Blvd.
Homewood, CA 95718
(916) 525-7093

City Hall
915 I Street
Sacramento, CA 95814

ATTN: Ervin Morace

Gentlemen:

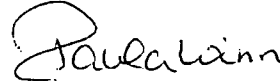
I am a licensed real estate agent working with Lyon & Associates. I have found a tenant for your building at 1007 L Street and have submitted an agreement to lease for five years at a rate of \$3,340.00 per month for 2,671 square feet with two-five year options.

I am requesting a fee of \$3,500.00 for the lease, payable to:

Lyon & Associates
2580 Fair Oaks Blvd.
Sacramento, CA 95825

I might add that it has been a pleasure working with the City and Ervin Morace and I hope that I have more transactions with you in the future.

Thank You,



Paula Winn
LYON & ASSOCIATES

Since 1946