

SACRAMENTO COMMUNITY CENTER AUTHORITY
MEETING - SEPTEMBER 14, 1970

SUGGESTED AGENDA: (In whatever order you wish).

1. Approve minutes of June 29th meeting.
2. Statement of Revenue and Disbursements.
3. Executive Session.
4. Approve land acquisition documents.
5. Committee Reports.

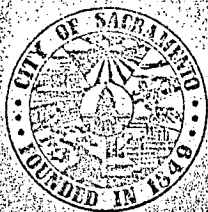
City Clerk

MEETING NOTICE

SACRAMENTO COMMUNITY CENTER AUTHORITY

The next meeting of the SACRAMENTO COMMUNITY CENTER AUTHORITY will be held on Monday, September 14, 1970, at 4:30 o'clock p. m., in the Engineering Department Conference Room No. 207, at the City Hall, 915 I Street, Sacramento, California.

Elmer C. Cleveland
Secretary



CITY OF SACRAMENTO

DEPARTMENT OF LAW

812 TENTH STREET, SACRAMENTO, CA. 95814
SUITE 201 TELEPHONE (916) 448-5346

JAMES P. JACKSON, CITY ATTORNEY

DAVID W. MCMURTRY, ASST. CITY ATTORNEY

JOHN LIEBERT, DEPUTY CITY ATTORNEY

THOMAS HAAS, DEPUTY CITY ATTORNEY

September 1, 1970

Mr. Walter Christensen
1617 8th Avenue
Sacramento, California

Dear Walter:

I suggest that a Sacramento Community Center Authority meeting be held on Monday, September 14, 1970, at 4:30 p.m. Action by the Authority is required on two parcels of property being acquired for the Community Center. Two other land acquisition documents also must be approved by the Authority. In addition, Mr. Lane may have additional documents for approval by September 14th and can report, in executive session, on land acquisition progress thus far.

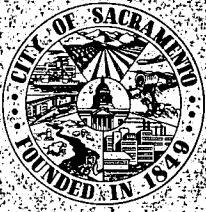
If you agree on the meeting date, please call Elmer Cleveland so that the notices may be sent out.

Very truly yours,

JAMES P. JACKSON
CITY ATTORNEY

JPJ:gd

OCT 1 1970



CITY OF SACRAMENTO

DEPARTMENT OF LAW

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SUITE 201 TELEPHONE (916) 449-5346

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JOHN LIEBERT, DEPUTY CITY ATTORNEY

THOMAS HAAS, DEPUTY CITY ATTORNEY

September 23, 1970

Mr. Robert Walker
Vice President
Western Title Guaranty Company
919 8th Street
Sacramento, California 95814

Dear Bob:

I enclose Quit Claim Deeds from John Drew and Margaret H. Renetti to the Sacramento Community Center Authority conveying their interest in the property being acquired for the Community Center.

I also enclose a certified copy of the resolution adopted by the Authority authorizing acceptance of the Quit Claim Deeds. I will send the certificate of acceptance at a later date.

Please place these deeds in escrow with the other Community Center documents.

Very truly yours,

JAMES P. JACKSON
CITY ATTORNEY

JPJ:gd

enclosures

cc: Elmer C. Cleveland
City Clerk

C
O
P
Y

Sacramento Community Center
Authority
Sacramento Community Center
Authority
City Clerk, Room 203, City Hall
Sacramento, California 95814

Quit Claim Deed

JOHN DREW

do es quit claim unto SACRAMENTO COMMUNITY CENTER AUTHORITY, a public corporation and public agency

all that real property situate in the City of Sacramento, County of Sacramento,

State of California, described as follows:

Lot 1 in the block bounded by 13th and 14th, "K" and "L" Streets of the City of Sacramento, according to the official plat thereof.

The West 1/2 of Lot 6 and the East 1/2 of Lot 7 in the block bounded by 13th and 14th, "K" and "L" Streets of the City of Sacramento, according to the official plat thereof.

The West 1/2 of Lot 7 and all of Lot 8 in the block bounded by 13th and 14th, "K" and "L" Streets of the City of Sacramento, according to the official plat thereof.

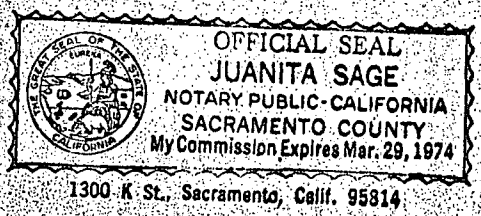
Lot 8 in the Block bounded by 13th and 14th, "J" and "K" Streets of the City of Sacramento, according to the official plat thereof.

Dated Aug 10 1970

JOHN DREW

STATE OF CALIFORNIA
County of Sacramento

On August 10, 1970, before me, Juanita Sage
a Notary Public, in and for said State, personally appeared John Drew
known to me to be the person whose name subscribed
to the within instrument, and acknowledged to me that he executed the same.
My commission expires 3/24/74
Notary Public



CERTIFICATE OF ACCEPTANCE
(Government Code Section 27281)

THIS IS TO CERTIFY that the interest in real property conveyed by the Deed dated August 10, 1970, from John Drew, to Sacramento Community Center Authority, a public corporation and public agency, is hereby accepted by the undersigned officer on behalf of the Sacramento Community Center Authority pursuant to authority conferred by Resolution of the Authority, adopted on September 14, 1970, and the grantee consents to recordation thereof by its duly authorized officer.

DATED:

SACRAMENTO COMMUNITY CENTER AUTHORITY,
a public corporation and public agency

By _____

ATTEST:

SECRETARY

CERTIFICATE OF ACCEPTANCE
(Government Code Section 27281)

THIS IS TO CERTIFY that the interest in real property conveyed by the Deed dated July 1, 1970, from Margaret H. Renetti, to Sacramento Community Center Authority, a public corporation and public agency, is hereby accepted by the undersigned officer on behalf of the Sacramento Community Center Authority pursuant to authority conferred by Resolution of the Authority, adopted on September 14, 1970, and the grantee consents to recordation thereof by its duly authorized officer.

DATED:

SACRAMENTO COMMUNITY CENTER AUTHORITY,
a public corporation and public agency

By _____

ATTEST:

SECRETARY

WITNESS ACKNOWLEDGMENT

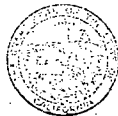
STATE OF CALIFORNIA
COUNTY OF

} ss.

On July 1, 1970, before me, the undersigned, a Notary Public in and for said County and State,
personally appeared David E. Lane, known to me to be the person whose name
is subscribed to the within deed as a witness thereto, who being duly sworn, says: that his place of residence was
Sacramento, California, that he was present and saw Margaret H. Renetti

personally known to him to be the person whose name is subscribed to the within deed, execute the same;
and that affiant subscribed his name thereto as a witness to said execution.

WITNESS my hand and official seal.



OFFICIAL SEAL
WILMA C. BRIGGS
NOTARY PUBLIC - CALIFORNIA
PRINCIPAL OFFICE IN
SACRAMENTO COUNTY

Wilma C. Briggs

Notary Public

WILMA C. BRIGGS - Notary Public - Cal.
COM. EXP. APR. 2, 1971
My Commission Expires
915 I Street, Rm. 104, Sacramento, Calif. 95814

Sacramento Community Center
Authority

Return to

Sacramento Community Center
Authority

City Clerk, Room 203, City Hall

Sacramento, California 95814

Quit Claim Deed

MARGARET H. RENETTI

does quit claim unto SACRAMENTO COMMUNITY CENTER AUTHORITY, a public corporation and public agency

all that real property situate in the City of Sacramento, County of Sacramento,

State of California, described as follows:

The East 1/4 of Lot 6 in the Block bounded by 13th and 14th and "J" and "K" Streets of the City of Sacramento, according to the official plat thereof.

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100 i D m i o m C a

DEPARTMENT OF GENERAL SERVICES
SACRAMENTO Facilities Planning Division
915 Capitol Mall, Room 510
Sacramento, CA 95814



*Blumenfeld -
Jackson Building
LH*

August 5, 1970

Mr. Robert M. Winokur
Attorney at Law
One California Street
San Francisco, CA 94111

Dear Mr. Winokur:

I understand you represent the Blumenfeld interest in negotiations with David Lane for the 14th and K Street property where the Sacramento Convention Center is proposed.

The State is the major tenant of the building under several separate leases extending for different terms. All leases are terminable by the State on 30 days notice.

Though we are aware that acquisition is probably not far off, we would hope to retain our leasehold interest as long as possible. I am sure you realize, however, that we cannot guarantee any specific period of occupancy beyond the terms of the leases. It is our present expectation that we will be able to coordinate our vacating of the premises with the construction schedule for the Convention Center. It is further expected that we would not demand any payment from the lessor for our leasehold interest at the time the premises are sold.

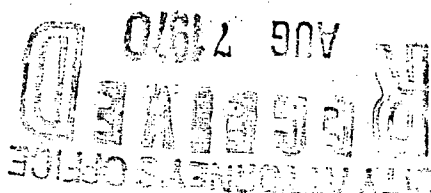
Sincerely,

Original signed by
VAUGHN W. MILLER

VAUGHN W. MILLER, Chief
State Facilities Planning

WM:eh

cc: ✓ Mr. David Lane



cc: Jim Jackson
file
Center Center
Main
American

SAMUEL TAYLOR
ROBERT M. WINOKUR
BERNARD J. SCHOENBERG
JOHN M. HAMMERMAN
MINOT W. TRIPP, JR.

LAW OFFICES
TAYLOR, WINOKUR & SCHOENBERG

ONE CALIFORNIA STREET
SAN FRANCISCO, CALIFORNIA 94111

TELEPHONE
[415] 392-8308

CABLE ADDRESS
"TAYWISH"

WILLIAM H. KIMBALL
JAMES H. STOPPELLO

July 24, 1970

Mr. David Lane
Property Acquisition Agent
2115 J Street, Suite 9
Sacramento, California 95816

Dear Mr. Lane:

In accordance with our telephone conversation, this will confirm that the Blumenfelds are willing to accept \$1,000,000 for the property at 14th & Kay. A copy of the Agreement to Purchase Real Property forwarded with your letter of July 9, 1970, is being signed by Messrs. Joseph and Abe Blumenfeld. It will be in my hands as soon as Mr. Abe is available to sign. The Agreement is conditioned on the filing of a complaint in eminent domain before effective delivery of the signed Agreement to Purchase.

You are aware of a number of mechanical and technical problems which exist in the present record title to the property. We are working with Western Title Insurance Co. to clear up the record title. We anticipate that this can be accomplished without undue delay. By the time it becomes necessary to deliver the Agreement to you, the record ownership may be straightened out and if so, it may then be appropriate to conform the Agreement to Purchase so that the parties are the real parties in interest.

We leave entirely in your hands the timing of the filing of the eminent domain action, provided only that it must precede effective delivery of the Agreement to Purchase. We have no objection to your having the Agreement to Purchase announced simultaneously with any publicity regarding the filing of the suit.

You have indicated that liaison is being maintained with the State of California, and the Community Center Authority is desirous of having the State continue to occupy the building at the time of the closing of escrow. It is contemplated that they will in fact do so.

It is my understanding that the proposal will be submitted to the next meeting of the Community Center Authority. I would appreciate your keeping me advised of developments.

Very truly yours,

TAYLOR, WINOKUR & SCHOENBERG

Robert M. Winokur
Robert M. Winokur

RMW:rp

cc: Mr. Joseph Blumenfeld

SACRAMENTO COMMUNITY CENTER

BOND FUND 9148

SUMMARY - RECEIPTS AND DISBURSEMENTS - 7/1/70 TO 8/31/70 INCL.

Prepared By	Initials	Date
	CSJ	7/14/70
Approved By		

BURROUGHS CORPORATION
TODD COMPANY DIV. - L
Form H554 - Buff
Form G554 - Green
Judy

		(1)	(2)	(3)	(4)
1	ON HAND 6/30/70				86944.58
2					
3	RECEIPTS:				
4	CITY OF SACRAMENTO OCCUPANCY TAX COLLECTIONS			80047.40	
5	INTEREST EARNED ON INVESTMENTS			1454.44	
6					+ 81499.64
7	SUBTOTAL				95074.63
8					
9	DISBURSEMENTS:				
10	M'DONOUGH, HOLLAND, SCHWARTZ, ALLEN & WAUGHMARTIS			480.00	
11	ORRICK, HERRINGTON, ROWLEY & SUTCLIFFE			718.01	
12	SACRAMENTO ARCHITECTS COLLABORATIVE			61334.00	
13					- 67090.01
14	ON HAND 8/31/70				882637.22
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21	MEMORANDA:				
22					
23	A. COUNTY OF SACRAMENTO HAS BEEN ASKED TO REMIT \$471,333.00, WHICH WE				
24	UNDERSTAND IS AMOUNT DUE THE AUTHORITY FROM COUNTY TRANSIENT				
25	OCCUPANCY TAX COLLECTIONS THROUGH 6/30/70.				
26					
27	B. CITY OF SACRAMENTO'S LIABILITY INSURANCE CARRIER HAS BEEN ASKED TO				
28	ADD THE AUTHORITY BY ENDORSEMENT AS AN ADDITIONAL NAMED INSURED.				
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COMMUNITY CENTER AUTHORITY
STATEMENT OF REVENUE & DISBURSEMENTS
JULY 1, ¹⁹⁶⁵~~1969~~ THRU JUNE 30, 1970

REVENUE:

Occupancy Tax	\$1,189,328.76
Penalties and Interest	3,638.56
Interest Earned	154,871.34
Total Available	<u>\$1,347,838.66</u>

DISBURSEMENTS:

Feasibility Study & Center Model	\$ 6,062.84
Technical Studies	24,101.36
Legal Costs Not Connected with Land	2,611.38
Engineering, Surveying, etc.	5,777.53
Architectural Services	401,024.00
Administrative & Fiscal Costs	<u>39,033.96</u>
Total Disbursements	<u>478,611.07</u>
Cash Balance June 30, 1970	<u>\$ 869,227.59</u>

COMMUNITY CENTER AUTHORITY
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JULY 1, ¹⁹⁶⁵~~1969~~ THRU JUNE 30, 1970

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SACRAMENTO COMMUNITY CENTER

BOND FUND 9148

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Initial	Date
Prepared By <i>CLG</i>	7/14/70
Approved By	

BURROUGHS CORPORATION - L
TODD COMPANY DIV. - L
Form H554 - Buff
Form G554 - Green
Handy

	(1)	(2)	(3)	(4)
1 ON HAND 6/30/70				869447.58
2				
3 RECEIPTS:				
4 CITY OF SACRAMENTO OCCUPANCY TAX COLLECTIONS			80047.40	
5 INTEREST EARNED ON INVESTMENTS			<u>1454.42</u>	
6				+ 81499.64
7 SUBTOTAL				<u>950747.23</u>
8				
9 DISBURSEMENTS:				
10 M'DONOUGH, HOLLAND, SCHWARTZ, ALLEN & WAHRHAFTIS			480.00	
11 ORRICK, HERRINGTON, ROWLEY & SUTCLIFFE			<u>748.01</u>	
12 SACRAMENTO ARCHITECTS COLLABORATIVE			<u>61334.00</u>	
13				- 62090.01
14 ON HAND 8/31/70				<u>888637.22</u>
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21 MEMORANDA:				
22				
23 A. COUNTY OF SACRAMENTO HAS BEEN ASKED TO REMIT \$471,333.00, WHICH WE				
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27 B. CITY OF SACRAMENTO'S LIABILITY INSURANCE CARRIER HAS BEEN ASKED TO				
28 ADD THE AUTHORITY BY ENDORSEMENT AS AN ADDITIONAL NAMED INSURED.				
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GEORGE HERRINGTON
ERIC SUTCLIFFE
NATHAN D. ROWLEY
WILLIAM H. ORRICK, JR.
ORVILLE A. ROHLF
WALTER G. OLSON
WILLIAM D. MCKEE
EDWARD E. MITCHELL
SIDNEY E. ROBERTS
JAMES H. BENNEY
C. RICHARD WALKER
JAMES F. CRAFTS, JR.

ANDREW DOWNEY ORRICK
JAMES K. HAYNES
RICHARD C. SALLADIN
RICHARD J. LUCAS
CARLO S. FOWLER
DONALD A. SLICHTER
PAUL A. WEBBER
JAMES R. MADISON
DILLMAN C. KINSELL, JR.
WILLIAM L. HOISINGTON
THOMAS R. SHEARER, JR.

ORRICK, HERRINGTON, ROWLEY & SUTCLIFFE
COUNSELORS AND ATTORNEYS AT LAW
405 MONTGOMERY STREET
SAN FRANCISCO, CALIFORNIA 94104
TELEPHONE (415) 392-1120

W. H. ORRICK
OF COUNSEL

CABLE "ORRICK"

August 17, 1970

James P. Jackson, Esq.
City Attorney
City of Sacramento
Department of Law
812 Tenth Street, Suite 201
Sacramento, California 95814

Re: Sacramento Community Center Authority

Dear Jim:

In answer to your question whether a campaign to obtain private donations for amenities to the Sacramento Community Center would cause any problems in the financing, I feel that no such problems will arise. I suggest that the private donations, however, be deposited in a special account with a record kept of those making the donations. In the event that our financing is, for some reason, unsuccessful, this will enable the return of the donations.

Very truly yours,

Richard C. Salladin

RCS:bt

CITY ATTORNEYS OFFICE
RECEIVED
AUG 19 1970

RESOLUTION NO.

Adopted by the Sacramento Community Center Authority on,

RESOLUTION AUTHORIZING ACQUISITION OF CERTAIN
REAL PROPERTY FOR THE SACRAMENTO COMMUNITY CENTER
(ELLIOTT)

BE IT RESOLVED BY THE SACRAMENTO COMMUNITY CENTER AUTHORITY:

That the Chairman and Secretary are hereby authorized and directed to execute on behalf of the Sacramento Community Center Authority an agreement with Elizabeth Elliott and said Authority for the purchase of the parcel of property hereinafter described:

All that real property in the City of Sacramento,
County of Sacramento, State of California, described
as follows:

Lot 1 in the block bounded by 13th and 14th, "K" and
"L" Streets of the City of Sacramento, according to
the official plat thereof.

Said Chairman and Secretary are also authorized to execute an abstract of the above agreement and to accept on behalf of the Authority the Grant Deed for the above described property.

CHAIRMAN

ATTEST:

SECRETARY

RESOLUTION NO.

Adopted by the Sacramento Community Center Authority on

RESOLUTION AUTHORIZING ACQUISITION OF REAL PROPERTY
FOR THE SACRAMENTO COMMUNITY CENTER (WRIGHT)

BE IT RESOLVED BY THE SACRAMENTO COMMUNITY CENTER AUTHORITY:

That the Chairman and Secretary are hereby authorized and directed to execute on behalf of the Sacramento Community Center Authority, all necessary documents relating to the acquisition of the parcel of property described as follows:

All that real property in the City of Sacramento,
County of Sacramento, State of California, described
as follows:

Lot 4 and the East 1/2 of Lot 3, in the block bounded
by 13th and 14th, "J" and "K" Streets of the City of
Sacramento, according to the official plat thereof.

Said documents include an Agreement for the purchase of the Property, an Abstract of Agreement and a Grant Deed executed by William P. Wright and Edward M. Wright, as trustees under the Testamentary Trust of William Charles Wright, deceased; and Quit Claim Deeds executed by Heald's Business College, a corporation; and Heald College Land Development Corporation, a corporation.

CHAIRMAN

ATTEST:

SECRETARY

RESOLUTION NO.

Adopted by the Sacramento Community Center Authority on

RESOLUTION AUTHORIZING APPROVAL OF QUIT CLAIM DEEDS
(RENETTI & DREW)

BE IT RESOLVED BY THE SACRAMENTO COMMUNITY CENTER AUTHORITY:

That the Chairman and Secretary are hereby authorized to accept on behalf of the Authority the Quit Claim Deeds relating to the property to be acquired by the Authority for the Sacramento Community Center and further described as follows:

1. Quit Claim Deed, dated July 1, 1970, from Margaret H. Renetti to Sacramento Community Center Authority.
2. Quit Claim Deed, dated August 10, 1970, from John Drew to Sacramento Community Center Authority.

CHAIRMAN

ATTEST

SECRETARY