

MINUTES OF THE MEETING OF THE GOVERNING BOARD
OF
SACRAMENTO COMMUNITY CENTER AUTHORITY
March 23, 1970

A meeting of the Governing Board of Sacramento Community Center Authority was held at City Hall, Sacramento, California, on March 23, 1970, at the hour of 4:30 o'clock p.m. of said day, pursuant to notice received by all members of the Governing Board, fixing the time and place of meeting.

Directors present: George W. Artz, Vincent M. Caselli, Walter Christensen, David C. Rust, Ed Combatalade, Alternate, Alfred W. Riolo, Alternate.

Directors absent: Tony Westra.

Chairman Christensen called the meeting to order and asked Richard L. Rathfon, City Manager, to brief the Directors on the Project.

Mr. Rathfon presented "Community Center Reports and Project - Current Status". Copies of the reports were distributed to each Director and general discussion followed.

Ralph Vitielli, representing Sacramento Architects Collaborative, introduced members of his organization and presented a progress report on plans and specifications for the Project. General discussion followed. Mr. Vitiello indicated that SAC would be ready to report on the next phase of their work by mid-April 1970.

Thomas W. Oldham was duly elected as Assistant Secretary of the Authority.

Director Rust presented a committee report and various resolutions relating to the proceedings of the Authority. After discussion, upon motions duly made, seconded and unanimously carried, the following resolutions were adopted:

"RESOLUTION NO. 3-70

RESOLVED, that the firm of Orrick, Herrington, Rowley & Sutcliffe be and it is hereby retained to act as bond counsel to this Authority in connection with the contemplated issuance and sale of its bonds, upon the terms and conditions set forth in the letter presented to this meeting, and this Authority hereby accepts the assignment of said letter agreement by the City of Sacramento."

"RESOLUTION NO. 4-70

RESOLVED, that James P. Jackson, the City Attorney of the City of Sacramento, be and he is hereby appointed to act as counsel to this Authority."

"RESOLUTION NO. 5-70

BE IT RESOLVED BY THE SACRAMENTO COMMUNITY CENTER AUTHORITY:

That BLYTH & CO., INC. is hereby named as the financial consultant to the Sacramento Community Center Authority for the Sacramento Community Center Project."

"RESOLUTION NO. 6-70

BE IT RESOLVED BY THE SACRAMENTO COMMUNITY CENTER AUTHORITY:

That David E. Lane is hereby designated as the Land Acquisition Agent for the Sacramento Community Center Authority with the qualification that Mr. Lane meet with an appropriate committee of the Authority to discuss procedures to acquire land and to work out a mutually satisfactory contract."

"RESOLUTION NO. 7-70

BE IT RESOLVED BY THE SACRAMENTO COMMUNITY CENTER AUTHORITY:

That Milton Schwartz and the law firm of McDonough, Holland, Schwartz, Allen & Wahrhaftig is hereby designated as Special Counsel to the Sacramento Community Center Authority for the purposes of representing the Authority in condemnation proceedings and the Authority hereby agrees to the terms of the agreement between the City and said Special Counsel for the performance of said services."

"RESOLUTION NO. 8-70

WHEREAS the Sacramento Community Center Authority is engaged in the development and construction of the Sacramento Community Center Complex to be located within the blocks of 13th and 14th Streets and J and L Streets in the City of Sacramento; and

WHEREAS it has been at all times and is the intention of the Sacramento Community Center Authority that the following shall be considered as one integrated project:

- (1) the Sacramento Community Center Complex
- (2) the Mall located primarily within the K Street right-of-way from 13th to 7th Streets, and
- (3) the parking facilities to be developed and constructed by the Parking Authority of the City of Sacramento so as to provide off-street parking for the Sacramento Community Center Complex and property adjacent to the Mall on K Street, said parking locations to include but not be limited to sites within the blocks bounded by J, K, 11th and 12th Streets, and J, K, 8th and 9th Streets.

NOW THEREFORE BE IT RESOLVED BY THE SACRAMENTO COMMUNITY CENTER AUTHORITY:

That the Counsel of the Authority is directed to proceed with the preparation of such agreement or agreements as may be appropriate between the Sacramento Community Center Authority, City of Sacramento, and Parking Authority of the City of Sacramento, as the agencies involved in the development of the said integrated project, and said Counsel shall undertake all other appropriate action that may be required to implement the intention of this Resolution."

"RESOLUTION NO. 9-70

RESOLVED, that the address of this Authority be and the same is hereby fixed as Room 203, City Hall, 915 I Street, Sacramento, California, until changed by resolution of this Governing Board."

"RESOLUTION NO. 10-70

BE IT RESOLVED BY THE SACRAMENTO COMMUNITY CENTER AUTHORITY:

That Pursuant to Section 9 of the Joint Powers Agreement, dated November 25, 1969, the charges against the Authority for the services of its treasurer and auditor are determined to be \$1.00 per year, and the Authority hereby requests that the Council of the City of Sacramento concur in said determination."

"RESOLUTION NO. 11-70

RESOLVED, that the authority of this Governing Board to approve demands against this Authority is hereby delegated to the Chairman and the Secretary of this Authority who are hereby authorized jointly to execute demands of the Authority and to submit such demands to the City Controller of the City to pay such approved demands against the Authority."

Chairman Christensen appointed Director Artz to head a committee of his selection to confer with Sun G. Wong, Chairman of Council Community Development Committee and SAC representatives to work out a Project review and submission program.

Chairman Christensen appointed Director Rust and himself as a committee confer with David E. Lane, the Authority's Land Acquisition Agent, to work out procedures for land acquisition.

On motion duly made, seconded and unanimously carried, the Authority will accept responsibility for land acquisition as permitted in Section 12 of the Joint Exercise of Powers agreement.

Alternate Director Riolo suggested that the Authority consider getting the advise and help of a public relations firm to promote interest and a positive response to the Project. In a letter to the Chairman, KXTV, Channel 10 offered its facilities to display models and other information, also their willingness to produce a promotional program for the Project.

Board members and the City Manager discussed matters relating to discount points and prepaid interest for the Project. There will be no discount on the bonds or points. The interest rate to be paid on the bonds will be the true interest rate and will reflect any deduction or addition because of a bond discount or points. Advance payment of interest would be required until the Project is completed and producing revenue (approximately three years). The matter of the sale of hard liquor on City operated premises was discussed. Regulation would be a matter of Council policy and licensing would be the responsibility of the concessionaire.

Meetings of the Authority were set for each Monday at 4:30 p. m. until further notice. The next meeting will be on Monday, March 30, 1970 at 4:30 p. m., in the City Hall.

There being no further business to come before the meeting, the meeting was adjourned at 6:16 p. m.

5:30

Edmer C. Cleveland
Secretary